



ASKING PRICE

**£315,000**

Freehold

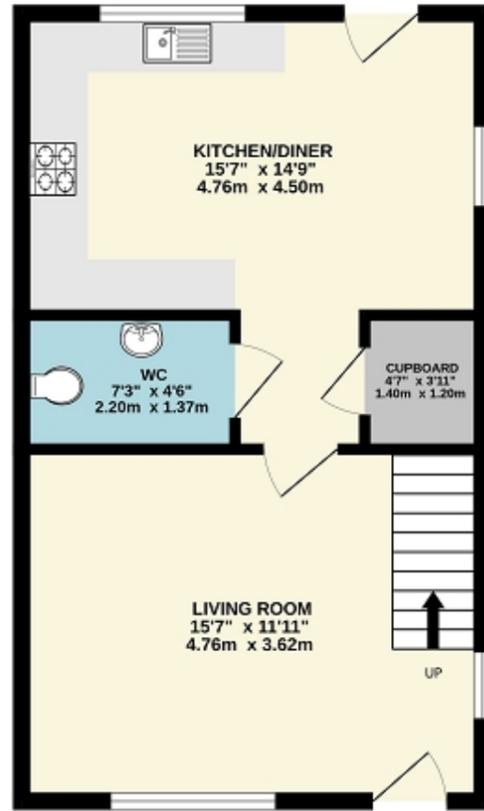
**Nathaniel Close, Sarisbury Green, SO31 7NT**

Warsash Office: 01489 581 452

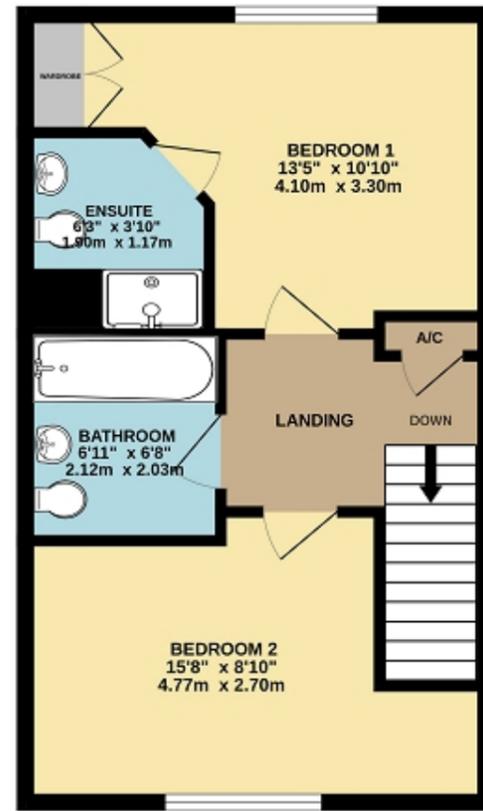
Bursledon Office: 02380 408 200

BRAMBLES

GROUND FLOOR  
416 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 827 sq.ft. (76.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Nathaniel Close, Sarisbury Green, SO31 7NT**

**2 Beds - 2 Baths**

A well-presented, semi-detached home with two double bedrooms, en suite and driveway parking. Well situated on a quiet cul-de-sac in Sarisbury Green with convenient access to the local amenities of Park Gate and Locks Heath Centre.

**FEATURES**

- Quiet cul-de-sac location in Sarisbury Green
- Two double bedrooms
- Family bathroom plus en suite shower room
- Downstairs WC
- Enclosed back garden
- Driveway parking for two vehicles
- Complete onward chain



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Situated in the highly sought-after village of Sarisbury Green, this well-maintained two-bedroom semi-detached home offers modern, practical living ideal for first-time buyers, downsizers, or investors alike. The property features a welcoming lounge to the front, creating a bright and comfortable space to relax. To the rear, a stylish modern kitchen/diner spans the width of the home, offering ample storage and preparation space along with room for dining furniture. Also on the ground floor, a downstairs cloak room provides added convenience. Completing the accommodation upstairs, there are two double bedrooms. The master bedroom benefits from its own ensuite shower room, while a contemporary family bathroom serves the second bedroom. Externally, the property enjoys an enclosed rear garden along with driveway parking for two vehicles. Sarisbury Green is a popular and well-connected residential area known for its strong community feel and convenient amenities. The property is within easy reach of local shops, schools, and recreational facilities, as well as scenic walks nearby. Excellent transport links provide straightforward access to Fareham and Southampton, while rail services from nearby Swanwick offer direct connections to London and along the South Coast. The M27 motorway is also easily accessible, making this an ideal location for commuters.



**Bedroom 1**  
Double glazed window to rear. Carpet. Deep moulded skirting boards. Radiator. Built in wardrobe. Doorway to ensuite.

**En Suite**  
Vinyl flooring. Deep moulded skirting boards. White pedestal wash basin with chrome mixer tap. Low level WC with cistern. Fully tiled shower cubicle with electric shower and glass screen. Radiator. Electric shaving point. Extractor fan.

**Bedroom 2**  
Double glazed window to front. Carpet. Deep moulded skirting boards. Radiator.



**Bathroom**  
Tiled floor. Half tiled walls. White panel bath with chrome mixer tap. White pedestal wash basin with chrome mixer tap. Low level WC with cistern. Chrome ladder style, heated towel rail.

**Garden**  
Mainly laid to lawn. Patio area. Wooden shed. Fully fenced. Side access.

**Other**  
Fareham Borough Council tax Band C £1443.03 2025/26 charges. Vendors suited.



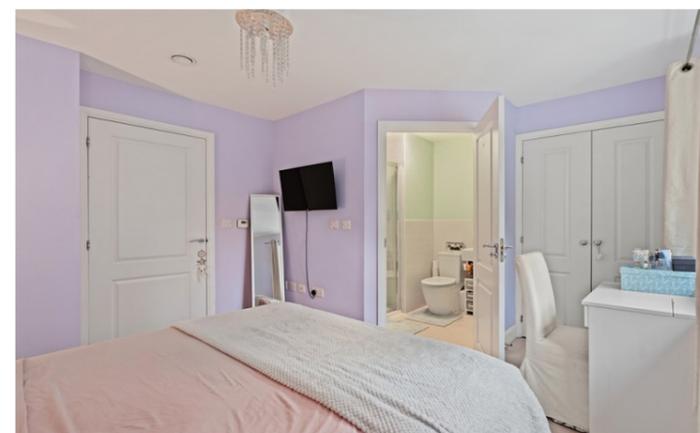
**Outside**  
Driveway parking for two cars. Pathway leading to front door and side access.

**Living Room**  
Composite front door with glazing. Double glazed windows to front and side. Vinyl flooring. Deep moulded skirting boards. Radiator. Doorway to kitchen/diner. Carpeted staircase with wooden hand rail rising to first floor.

**Kitchen/Diner**  
Double glazed windows to the rear and side. UPVC double glazed door to the back garden. Vinyl flooring. Full range of matching wall units base units. Ample work surfaces. Stainless steel sink and half with drainer and chrome mixer tap. Integrated fridge freezer, electric oven and four point gas burner hob with extractor hood. Space and plumbing for washing machine and slim line dishwasher. One of the units houses the Combi boiler. Radiator. Under stairs storage cupboard housing breaker switches. Doorway to WC.

**W.C.**  
Vinyl flooring. Deep moulded skirting boards. Low level WC with cistern. White pedestal wash basin with chrome mixer tap. Radiator. Extractor fan.

**Landing**  
Carpeted. Deep moulded skirting boards. Radiator. Airing cupboard housing Vent-Axia system. Loft access. Doorways lead to all rooms on first floor.



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