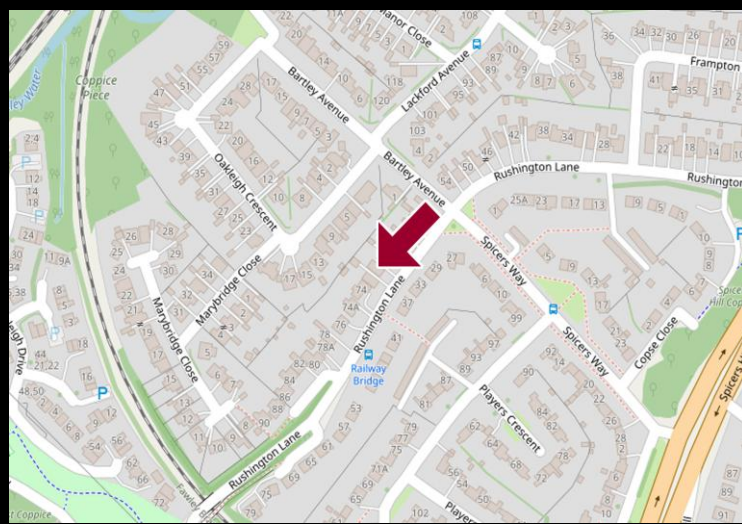
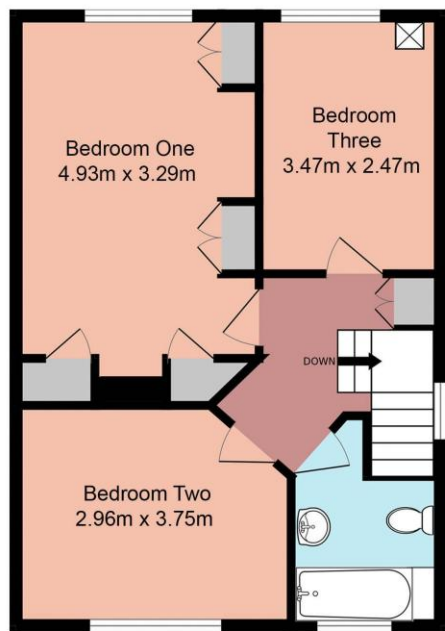
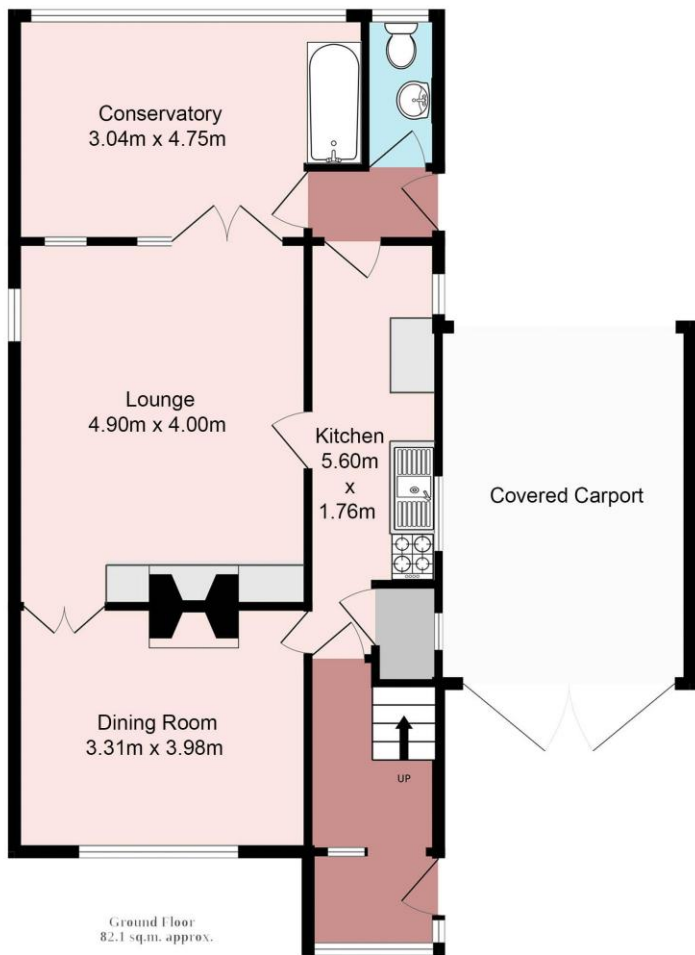




70, Rushington Lane, Totton, SO40 9AJ  
Guide Price £300,000

**brantons**



## Accommodation

**Dining Room** - 10' 10" x 13' 1" (3.31m x 3.98m)

**Lounge** - 16' 1" x 13' 1" (4.90m x 4.00m)

**Conservatory** - 10' 0" x 15' 7" (3.04m x 4.75m)

**W.C** - 3' 3" x 6' 9" (0.98m x 2.07m)

**Kitchen** - 18' 4" x 5' 9" (5.60m x 1.76m)

**Bedroom One** - 16' 2" x 10' 10" (4.93m x 3.29m)

**Bedroom Two** - 9' 9" x 12' 4" (2.96m x 3.75m)

**Bedroom Three** - 11' 5" x 8' 1" (3.47m x 2.47m)

**Bathroom** - 6' 8" x 6' 7" (2.03m x 2.00m)

**Garage** - 18' 2" x 10' 6" (5.54m x 3.19m)

## Property

**AGENTS NOTES;** The property is in need of significant renovation throughout and the plot will also required heavy clearance and landscaping. We ask that all prospective purchasers consider the time and cost implications of this before arranging a viewing. Brantons Independent Estate Agents are delighted to present this spacious detached family home, ideally situated within the highly desirable Rushington area of Totton. Offering well-proportioned accommodation throughout, this property provides an excellent opportunity for families seeking versatile living space in a convenient and established residential setting. The ground floor accommodation comprises an entrance porch leading into a hall, a generous lounge measuring approximately 16ft in length, and a separate dining room featuring a central fireplace that creates a natural focal point between the two reception rooms. The fitted kitchen offers practical workspace and storage, while a conservatory spans the rear of the property, providing additional reception space with views over the garden. A useful ground floor W.C completes the downstairs accommodation. To the first floor, there are three well-proportioned bedrooms, which are served by a family bathroom. Externally, the property benefits from a covered carport providing sheltered off-road parking, which in turn leads to a detached garage with 'up and over door' and vehicle inspection pit. There is also a private rear garden and driveway parking to the front. Conveniently located close to local amenities, highly regarded schools, transport links and the open spaces of the New Forest, this appealing family home combines generous accommodation with a prime Rushington location. Early viewing is strongly recommended to fully appreciate the potential this property has to offer.

## Features

- \*NO FORWARD CHAIN\*
- Three Well Proportioned Bedrooms
- Detached Family Home
- Spacious Lounge
- Dining Room
- Kitchen
- Conservatory & Downstairs W.C
- Private Rear Garden
- Driveway Parking & Detached Garage
- VIEWING STRICTLY BY APPOINTMENT ONLY

## Information

**Local Authority:** New Forest District Council

**Council Tax Band:** D

**Tenure Type:** Freehold

**School Catchments**

|         |          |
|---------|----------|
| Infant: | Eling    |
| Junior: | Foxhills |
| Senior: | Hounslow |

## Distances

**Motorway:** 3.1 miles

**Southampton Airport:** 8.8 miles

**Southampton City Centre:** 4.8 miles

**New Forest Park Boundary:** 0.6 miles

**Train Stations** Ashurst: 2.7 miles

Totton: 1.0 miles

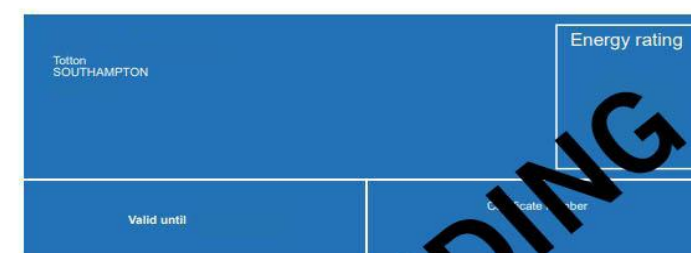
## Directions

From our office head south on Salisbury Road/A36. At the roundabout take the third exit on to Ringwood Road /A336. At the roundabout take the first exit on to Maynard Road and continue on Junction Road going through the train gates. At the junction with Rumbidge St turn left then immediately right on to Eling Lane. Take the second right into Rose Road. Take the second right into Bartram Road. Join the A35 and at the roundabout take the third exit onto the A35 traveling east. Take first left into Rushington Ave. Turn left into Lackford Ave. Turn left into Bartley Avenue. Take the next right onto Rushington Lane.

## Energy Performance

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

## Energy performance certificate (EPC)



**Property type**

**Total floor area**

**Rules on letting this property**

Properties can be rented if they have an energy rating from A to E.

If the property is rented for long-term use, it must be let, unless an exemption has been registered. You can read [guidance for landlords on the minimum energy efficiency standards \(MEES\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards).

**Energy efficiency rating for this property**

[See how to improve this property's energy performance.](#)

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate>



Brantons Estate Agents, 9a Salisbury Road, Totton, SO40 3HW | [www.brantons.co.uk](http://www.brantons.co.uk) | [enquiries@brantons.co.uk](mailto:enquiries@brantons.co.uk) | 02380 875 020

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate distances and room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Brantons LLP nor any of its employees or agents has any authority to make or give any representation or warranty.

