



36 Seaview Estate, Netley Abbey, SO31 5BQ

Offers in excess of £350,000

WHITE & GUARD

36 Seaview Estate

Netley Abbey, Southampton

INTRODUCTION

Offered with no forward chain and situated on a larger than average, corner plot, this three bedroom, semi-detaches home has been extended to the rear and offers great potential.

The ground floor comprises a good-sized living room and separate dining room, WC and a kitchen/breakfast room to the rear.

On the first floor there, well-proportioned bedrooms and a family bathroom.

LOCATION

The property is situated at the end of a cul-de-sac in the popular village of Netley Abbey and benefits from being close to the shoreline/beach, Royal Victoria Country Park and local shops, school and amenities.

DIRECTIONS

Upon entering Sea View Estate from New Road, turn right where the property can be found at the end of the cul-de-sac.

- FREEHOLD
- EPC GRADE D
- EASTLEIGH COUNCIL BAND C





GROUND FLOOR

The entrance porch leads through to the hall, which has stairs to the first floor and a door through to the spacious dining room which has a window to the side. An archway then leads through to the living room which enjoys a bay window to the front aspect.

The kitchen/breakfast room has been fitted with a range of wall and base units with a built-in double oven and space for free-standing appliances. There are windows to the side and rear and a door leading through to a rear porch, which has doors to the WC and garden.

FIRST FLOOR

The large master bedroom is a bright, dual aspect room enjoying views across the rear garden. Bedroom two is also a generous, double room and features a bay window to the front, whilst the third bedroom has a window to the side.

The family bathroom comprises a panel enclosed bath with shower attachment over, vanity wash hand basin, WC and a window to the side aspect.

OUTSIDE

To the front there is driveway parking leading to the detached, single garage.

Gated access leads through to the beautiful, larger than average garden, which enjoys a private, south easterly aspect and wraps around to the side and rear of the property.

There is a paved seating area, leaving the rest of the garden mainly laid to lawn with mature, planted borders.



BROADBAND

Fibre to the cabinet broadband (part-fibre connection) is available with download speeds of up to 76 Mbps and upload speeds of up to 15 Mbps. Information has been provided by the Openreach website.

SERVICES

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

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ANTI-MONEY LAUNDERING REGULATIONS

Buyers: If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

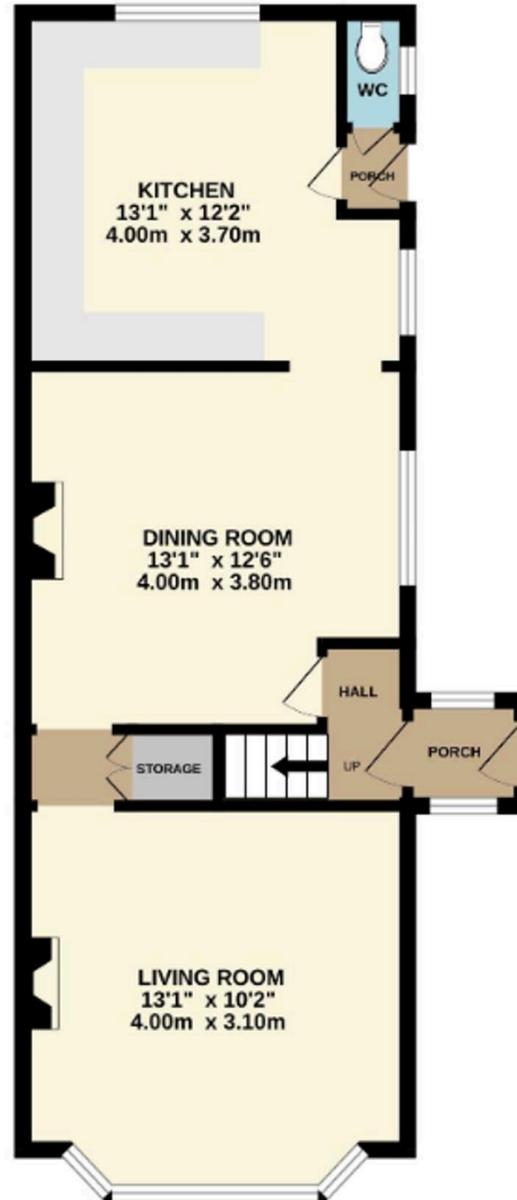
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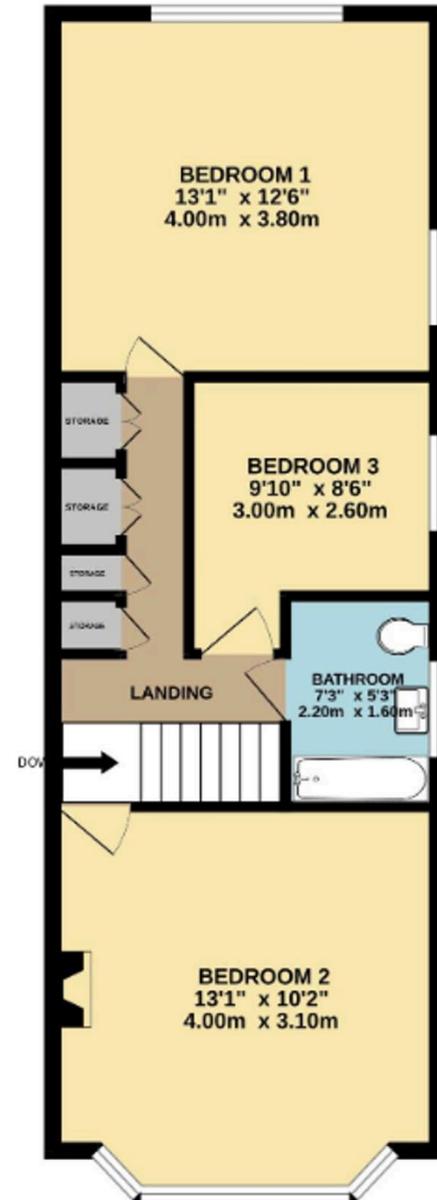
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GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA: 1067 sq.ft. (99.1 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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