2 Hambert Way | £200,000

Totton, Southampton, Hampshire, SO40 7JZ

Henshaw Fox

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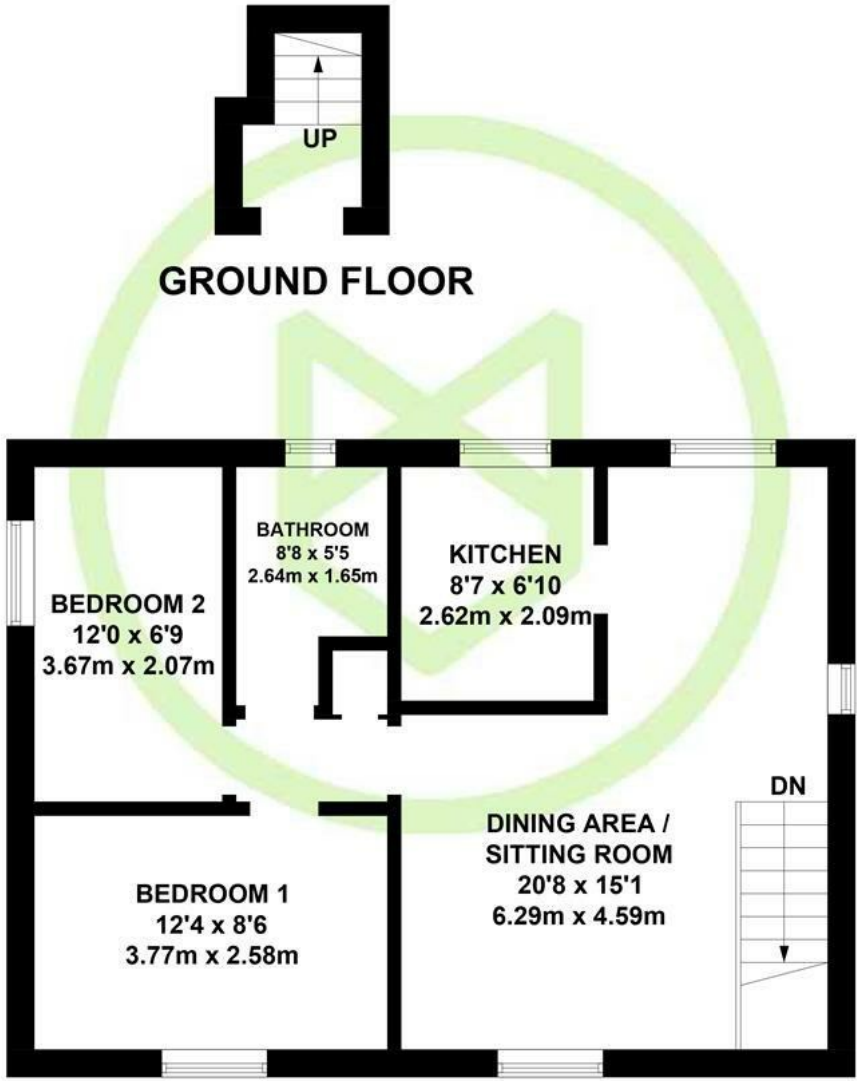

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 23 SQ FT / 2.1 SQ M
FIRST FLOOR = 591 SQ FT / 54.9 SQ M
TOTAL = 614 SQ FT / 57.0 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1268093)

Summary

This charming first floor maisonette is discreetly positioned in a leafy corner of the popular Ashurst Bridge development within east reach of commuter links, Totton town centre and the New Forest. Ideal for first time buyers or investors the two double bedrooms are complemented by a spacious open plan reception area with ample space for dining and seating and elevated views to the three aspects. Allocated parking is available for one vehicle with additional visitor parking adjacent. The private and enclosed garden is perfect to relax or entertain with a block paved seating area and garden store.

Features

- Two bedroom first floor maisonette
- Desirable quiet location within Ashurst Bridge
- Ground floor entrance
- Open and triple aspect sitting and dining area
- Fitted kitchen with space for appliances and white goods
- Two double bedrooms
- Allocated parking for one vehicle and visitor parking
- Easy access to Totton town centre and the New Forest
- The owner will form part of the management company

EPC Rating

Energy Efficiency Rating
Current D
Potential C

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Accommodation
The part glazed front door opens into the ground floor entrance hall offering a useful space for coats and shoes with stairs to the first floor. The open plan reception area is spacious and light enjoying a triple aspect with a generous dining area adjacent to the kitchen. The sitting area over looks the front aspect with two feature open arches to the stair well. The fitted kitchen offers a range of wall and base units with contrasting oak effect work surfaces with an inset 1 1/2 sink and drainer. Space is available for a range of appliances including an oven and fridge freezer with plumbing for a washing machine and dishwasher. An inner hall hosts the shelved airing cupboard with access to the part boarded loft space via a hatch and pull down ladder offering a useful storage space. Bedroom one boasts a range of fitted storage with bedroom two adjacent both served by the family bathroom. The bathroom comprises a panelled bath with mixer shower over, dual flush wc, wash basin and heated towel rail.

Parking
Allocated parking is available for one vehicle with additional visitor parking

Outside
The gated garden is enclosed and provides a private outdoor space to relax or entertain with a raised block paved seating area and bbq area with log store and garden store.

Location
Ashurst Bridge enjoys a sought-after semi-rural position on the edge of Totton, ideally located between the thriving town centre and the natural beauty of the New Forest National Park. Popular with families, commuters, and those looking for a quieter pace of life, the area offers an appealing balance of convenience and countryside. The nearby villages of Ashurst and Totton provide a good range of everyday amenities, including supermarkets, cafés, pubs, and local shops, while Southampton's extensive retail, leisure, and dining options are just a short drive away. Excellent road connections via the A35 and M27 make Ashurst Bridge an attractive base for commuters, with easy access to Southampton, Bournemouth, and beyond. Rail links from Ashurst New Forest and Totton stations offer direct services towards Southampton, London, and the south coast. For outdoor enthusiasts, Ashurst Bridge sits moments from miles of woodland walks, cycling routes, and open forest. Well-regarded local schools and community facilities further enhance the appeal of the area.

Anti Money Laundering
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.? We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Sellers Position
Buying on

Heating
Electric heating

Secondary School
Hounsdown Academy

Council Tax
Band B - New Forest District Council

Disclaimer Property Details
These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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