



The Bramblings, West Totton, SO40
Southampton

£170,000

Property Type: Maisonette

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

Hamwic Independent Estate Agents are delighted to bring to the market this well-presented 1 bedroom first floor maisonette, located in a highly desirable pocket of West Totton. Offering low-maintenance living, allocated parking, loft access and the rare benefit of no ground rent or service charges, this property is an ideal opportunity for first-time buyers, downsizers or investors seeking a tidy and conveniently placed home.

- Popular West Totton Location
- Allocated Parking Space
- *Long Lease??* (tbc)
- *No Ground Rent or Service Charges??* (tbc)
- Loft Access (Top Floor)
- Well-Presented Throughout
- Ideal First-Time Buy or Investment Opportunity
- Modern Bathroom
- Modern Kitchen

Location - The Bramblings is a peaceful and well-established cul-de-sac within West Totton, offering excellent access to local shops, supermarkets, takeaways, doctors' surgeries and leisure amenities. Bus routes and transport links are close by, including easy reach to the M27 motorway and Totton railway station. The New Forest National Park is just minutes away, providing miles of woodland walks and outdoor pursuits.

Disclaimer - These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Measurements, descriptions and details are provided as a guide only and should not be relied upon as statements of accuracy. Buyers are advised to verify all information, including fixtures, fittings, lease details and services, prior to exchange of contracts.





Front & Approach - Set within a residential cul-de-sac, the property enjoys communal parking to the front including its own allocated space. A pathway leads to the private entrance, where the frontage is attractively laid to wood chippings, providing space for a small seating area. The front door opens into:

Entrance Hall - A welcoming hallway with fitted carpet, ceiling light, fuse board and stairs rising to the first floor.

First Floor Landing - The landing offers loft access, an excellent additional storage option, alongside a textured ceiling, fitted light and an airing cupboard housing the immersion heater with useful shelving. Internal doors lead to all rooms.

Living Room - A comfortable living space, the living room enjoys a double glazed window overlooking the rear aspect, creating a peaceful setting. The room is finished with smooth ceiling, fitted carpet, and an electric radiator.

Kitchen - The well-arranged kitchen features tiled flooring and work surfaces with matching gloss white units, drawers and eye level units, providing practical storage and preparation space. There is room for a washing machine and standing fridge/freezer, along with space for an electric cooker with an extractor fan above. A stainless steel sink unit sits beneath the double glazed rear window, smooth ceiling and fitted light complete this functional cooking area.

Bedroom - The generous double bedroom overlooks the front of the property via a double glazed window, allowing plenty of natural light. It is finished with fitted carpet and benefits from a built-in wardrobe positioned over the stairs, providing useful shelving and storage. A textured ceiling and ceiling light add to the room's neat presentation.

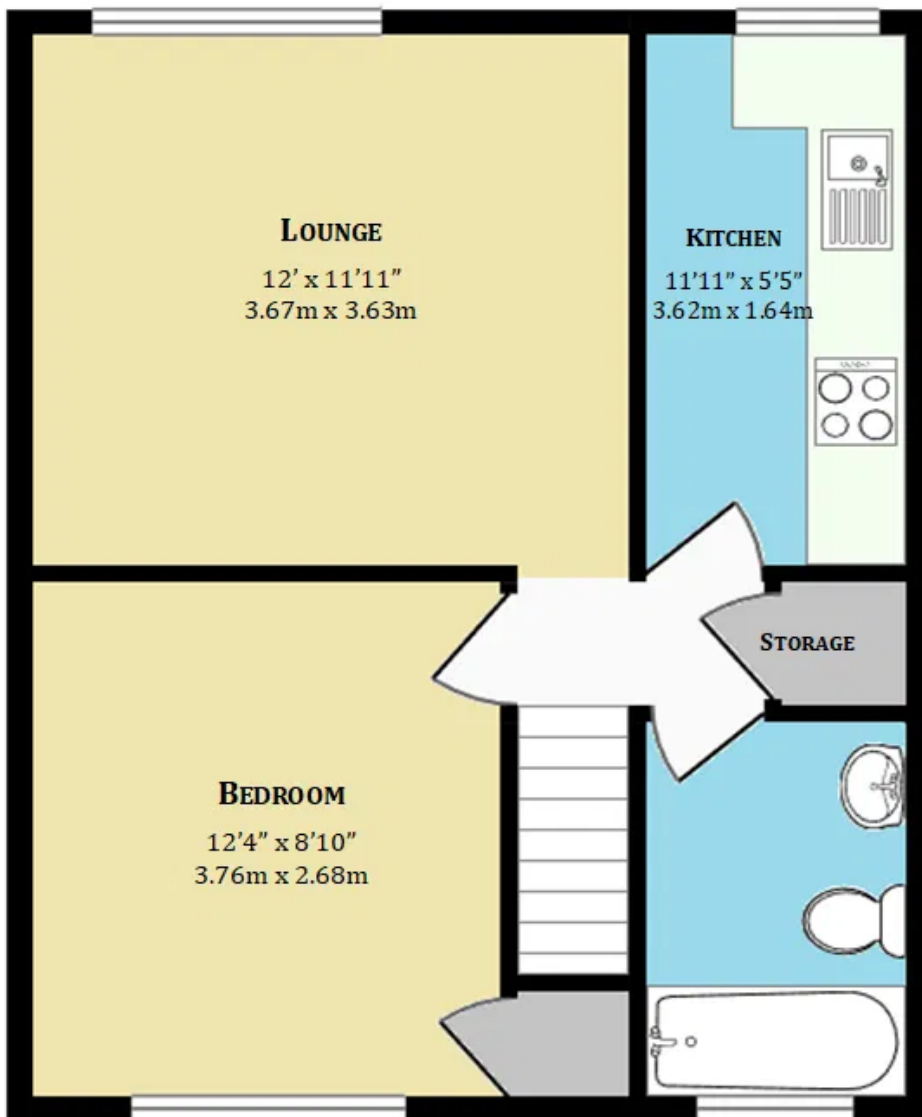
Bathroom - The bathroom is neatly presented with laminate wood-effect flooring and part-tiled walls. An obscure double glazed window provides natural light and privacy, while the suite includes a low level WC, wash basin and an enclosed 'P' shape bath with electric shower and screen fitted over.

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Tenure: Leasehold / **Council Tax Band:** A

Leasehold - 148 Years Remaining
No Ground Rent or Service Charges





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Hamwic Estate Agents

3 – 4 South Parade, Salisbury Road, Southampton SO40 3PY

02380 663999

enquiries@hamwicestateagents.co.uk

<https://www.hamwicestateagents.co.uk/>

