



## 12 Broadleaf Close

Dibden Purlieu, Southampton

- Modern One Bedroom Apartment
- Open Planned Lounge / Diner
- Modern Kitchen
- Bathroom

**Asking Price Of - £175,000**

**EPC Rating**

TBC





## Property Description

**LOCATION** Nestled in the heart of Dibden Purlieu, this inviting property enjoys a prime position, perfectly balancing the comforts of suburban living with the tranquillity of nature. Boasting excellent access to a wealth of local shops and convenient transport links, daily errands and commutes are effortlessly accommodated. The property is just a short walk from the enchanting expanse of the New Forest National Park, providing countless opportunities for scenic walks, cycling, and wildlife spotting in one of the country's most celebrated outdoor landscapes.

With a community-minded location, residents can look forward to the nearby amenities-including charming cafes, reputable schools, and a range of recreational facilities-all easily reachable from your doorstep. Whether heading into town or exploring the open

woodland, this home promises both convenience and adventure, making it an excellent choice for families and professionals alike.

Arrange your viewing today to fully appreciate everything this delightful property and its wonderful location have to offer.

**ENTRANCE HALL** Discover a welcoming residence, where comfort and practicality combine in this immaculately presented property. Greeted by a stylish entrance hall, the home features a robust wooden front door that opens into a light, serene space-complete with soft beige carpeting underfoot. Thoughtful touches include a handy storage cupboard for keeping essentials tidily tucked away, a modern intercom system for added security, and an efficient radiator ensuring warmth throughout. All rooms are effortlessly accessed from this convenient central hallway.

**BEDROOM** 11' 46" x 10' 70" (4.52m x 4.83m) This charming double bedroom presents a perfect blend of style and comfort. The room is bathed in natural light thanks to its rear aspect UPVC double glazed window, effortlessly dressed with sleek white blinds for privacy and a modern touch. Beneath your feet, a plush beige carpet creates a warm and homely atmosphere, welcoming you the moment you step inside. A convenient built-in wardrobe offers generous storage, keeping your space airy and clutter-free, while the efficient radiator ensures comfort throughout every season.

**BATHROOM** 7' 10" x 5' 16" (2.39m x 1.93m) A beautifully fitted bathroom, designed for both comfort and style. Enjoy the luxury of oak-effect vinyl flooring, complementing the immaculate white tiles that add a touch of modern elegance. The bath is fitted with a Triton electric shower overhead, perfect for refreshing mornings or relaxing evenings. Additional features include a sleek pedestal sink, WC, and a contemporary chrome heated towel rail, ensuring warmth and convenience all year round. The room is enhanced by an efficient extractor fan, maintaining a fresh and comfortable environment.





**LOUNGE** 14' 29" x 13' 44" (5m x 5.08m) Welcoming lounge, boasting large UPVC double glazed front aspect windows adorned with crisp white blinds for the perfect balance of light and privacy. The beige carpet underfoot adds a touch of warmth, complemented by a modern radiator for year-round comfort. From the lounge, the convenient layout flows directly through to the well-appointed kitchen, making both relaxing and entertaining effortless.



**KITCHEN** 12' 07" x 5' 93" (3.84m x 3.89m) A contemporary kitchen thoughtfully designed for both functionality and sophistication. Natural light floods through a side aspect UPVC double glazed window dressed with crisp white blinds, creating a welcoming and airy atmosphere. The flooring features durable beige vinyl, matching beautifully with oak wall and floor mounted storage cupboards and an elegant charcoal laminate worktop. Modern conveniences abound, including a stainless steel sink framed by stylish white splashback wall tiles, a built-in oven with a responsive gas hob and overhead extractor fan, and an Indesit washing machine. The kitchen also includes a large free-standing fridge freezer and benefits from an energy-efficient Ideal combi boiler, installed in 2022, to ensure cost-effective hot water and heating.



**COMMUNAL AREA** Upon arrival, you are greeted by a well-maintained communal area enhanced with an advanced intercom system and automatic lighting. The friendly and inviting entrance sets the tone for the entire building, ensuring a warm welcome for you and your guests.

**ALLOCATED PARKING** This residence benefits from allocated parking for one car, providing ease and peace of mind in a bustling area.



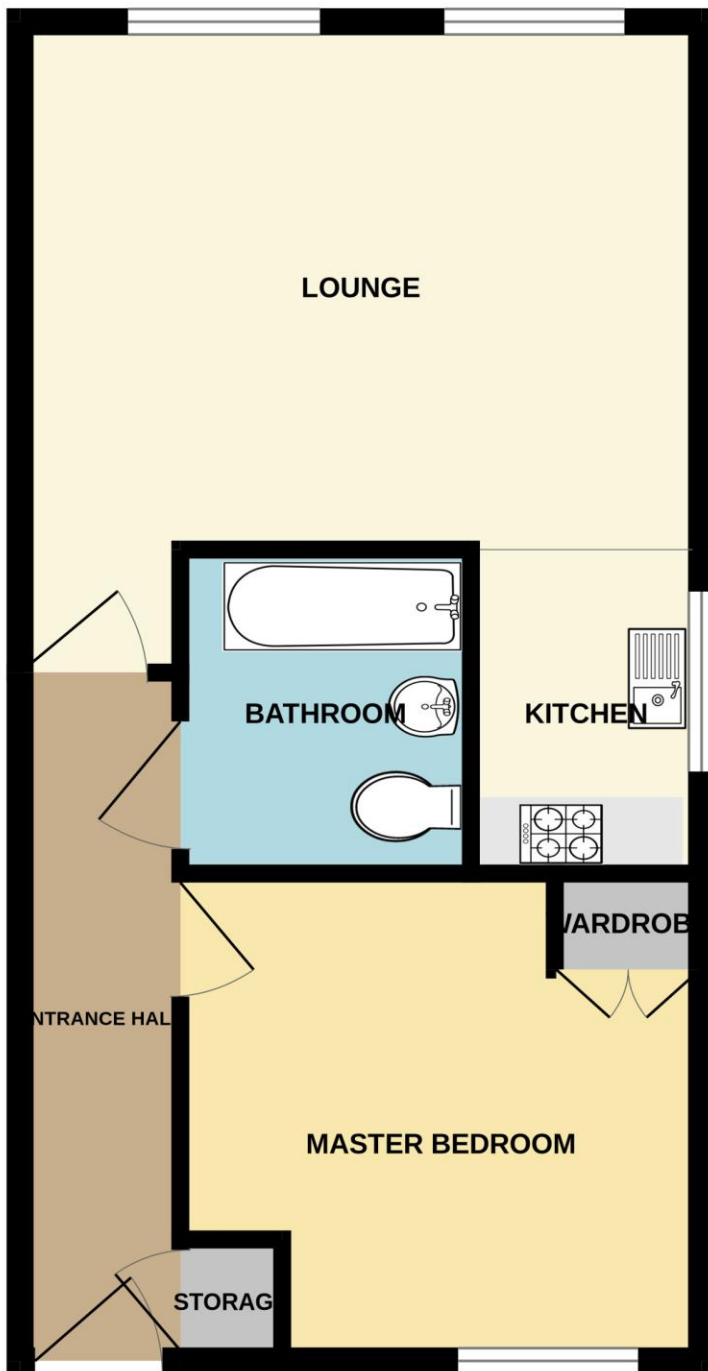
**ADDITIONAL INFORMATION** Residents benefit from exclusive access to both a secure bin store and a convenient bike storage area – perfect for the eco-conscious and cycling enthusiasts. With energy efficiency firmly in mind, the property boasts an impressive EPC rating of Band B, promoting reduced utility costs and environmental impact. Equally, the practicalities of everyday living are covered, including an attractive council tax rate in Band B.



The property forms part of a well-maintained residential complex, where residents enjoy a sense of community alongside peace of mind, secured by a long lease of \*109 years remaining.\* The annual service charge stands at £2,329.56, complemented by ground rent of just £150 per annum - ensuring maintenance and communal areas remain in excellent condition for years to come.



GROUND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



Hotspur House  
Prospect Place  
Hythe  
Southampton  
Hampshire  
SO45 6AU

[www.hytheandwaterside.com](http://www.hytheandwaterside.com)  
[darren@hytheandwaterside.com](mailto:darren@hytheandwaterside.com)  
0238 0845 434

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

