

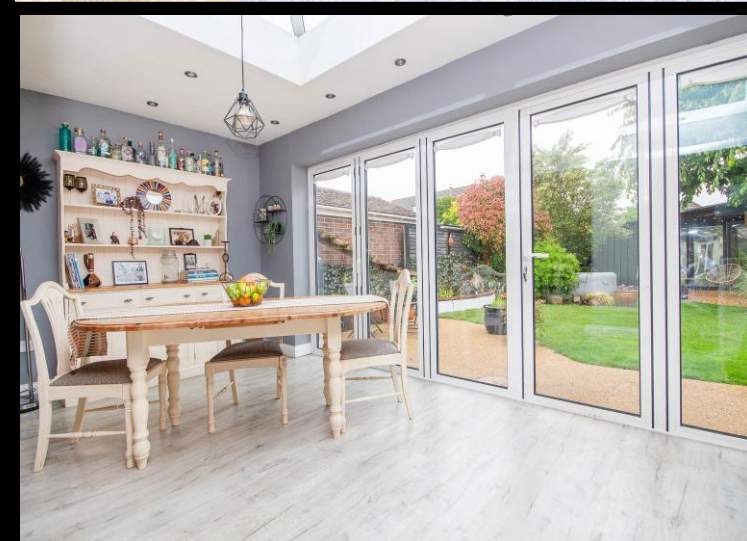


98, Sylvia Crescent, Totton, SO40 3LN
£495,000

brantons

Features

- *NO FORWARD CHAIN*
- Detached Chalet Style Bungalow
- Four Bedrooms with En-suite to Master
- Spacious, Partially Open Plan Lounge
- Modern Kitchen-Diner with Bi-fold Doors
- Useful Utility Room
- Four Piece Family Bathroom
- Driveway Parking
- Established Rear Garden with Large Garage/ Workshop
- Highly Regarded and Convenient Cul-de-sac Location



Property

Brantons Independent Estate Agents are delighted to offer for sale this deceptively spacious and versatile chalet-style bungalow, situated in a popular residential cul-de-sac within Totton.

Occupying a generous plot and benefiting from a substantial detached outbuilding, this impressive home provides flexible accommodation ideal for families, home workers, or those seeking multi-purpose living space.

The ground floor accommodation is comprised of a welcoming entrance hall, a spacious lounge with ample room for relaxation and entertaining, and a superb open-plan kitchen-diner with breakfast bar, large orangery skylight and bi fold doors. The ground floor also features two well-proportioned double bedrooms and a modern four piece family bathroom. To the first floor, there are two further bedrooms, including an impressive master bedroom, served by a luxury en-suite shower room.

Externally, the property continues to impress with ample off-road parking and an established rear garden offering excellent outdoor space that is mainly laid to lawn with seating area.

A particular highlight is the detached outbuilding, incorporating a large workshop and separate office, providing fantastic potential for those working from home, pursuing hobbies, or requiring additional storage.

Located within easy reach of Totton town centre, local schools, transport links, and the New Forest National Park, this unique home offers a rare combination of space, flexibility, and practicality. Early viewing is highly recommended to fully appreciate all that this property has to offer.

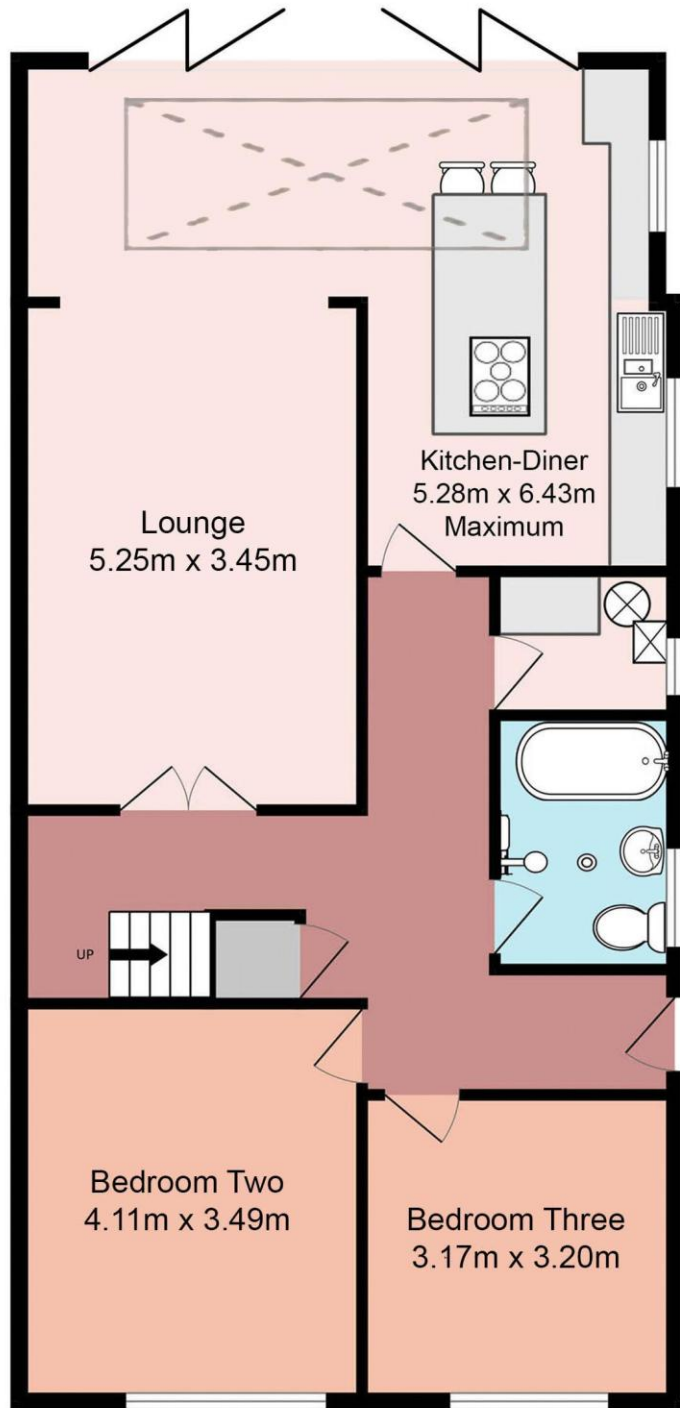


Area

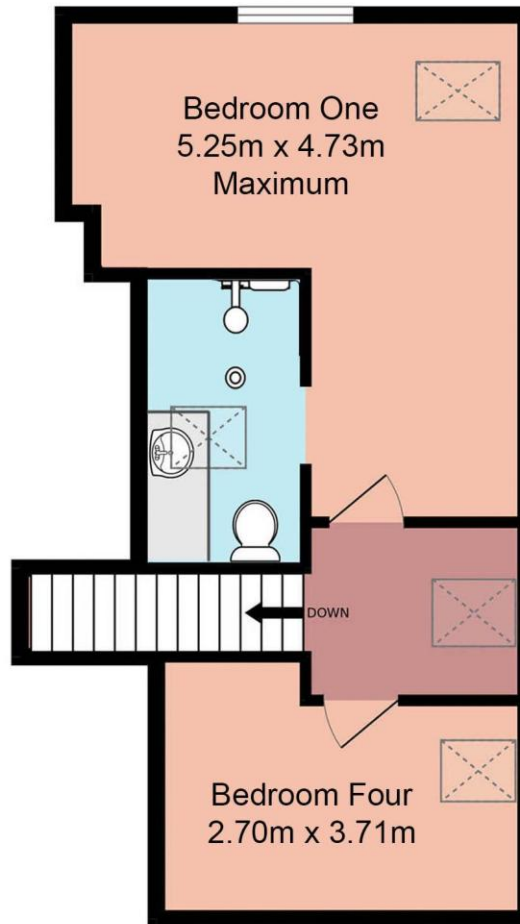
Totton is well served by transport links with regular train services to London and the West Country, comprehensive bus routes and easy access to motorways serving London, Bournemouth, Portsmouth and the midlands. The town has a number of local shops including several large supermarkets, food outlets, pubs and most major banks.

Housing is diverse from older character properties to modern developments and purpose built apartments. There are several school catering for children of all ages, a sixth form college and a specialist school catering for children with complex learning needs.

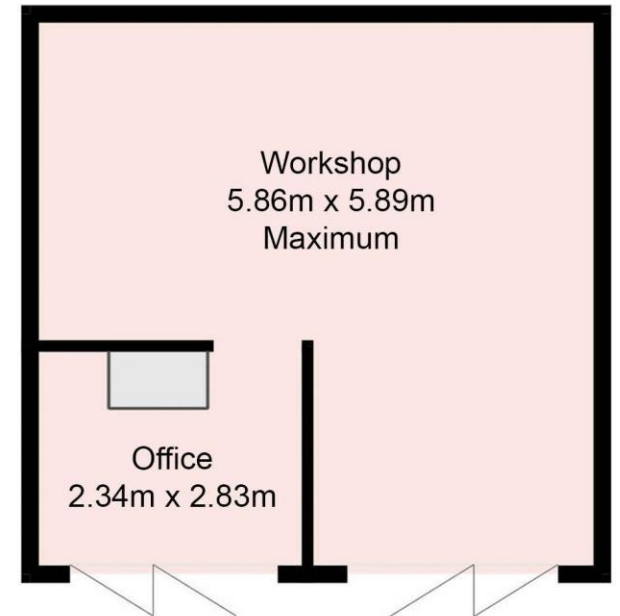




GROUND FLOOR



FIRST FLOOR



OUTBUILDING
 (position not relative to property)

Accommodation

Lounge 17' 3" x 11' 4" (5.25m x 3.45m)

Kitchen-Diner 17' 4" x 21' 1" (5.28m x 6.43m) Max

Utility Room 4' 11" x 6' 0" (1.49m x 1.83m)

Bathroom 8' 7" x 5' 8" (2.62m x 1.72m)

Bedroom Two 13' 6" x 11' 5" (4.11m x 3.49m)

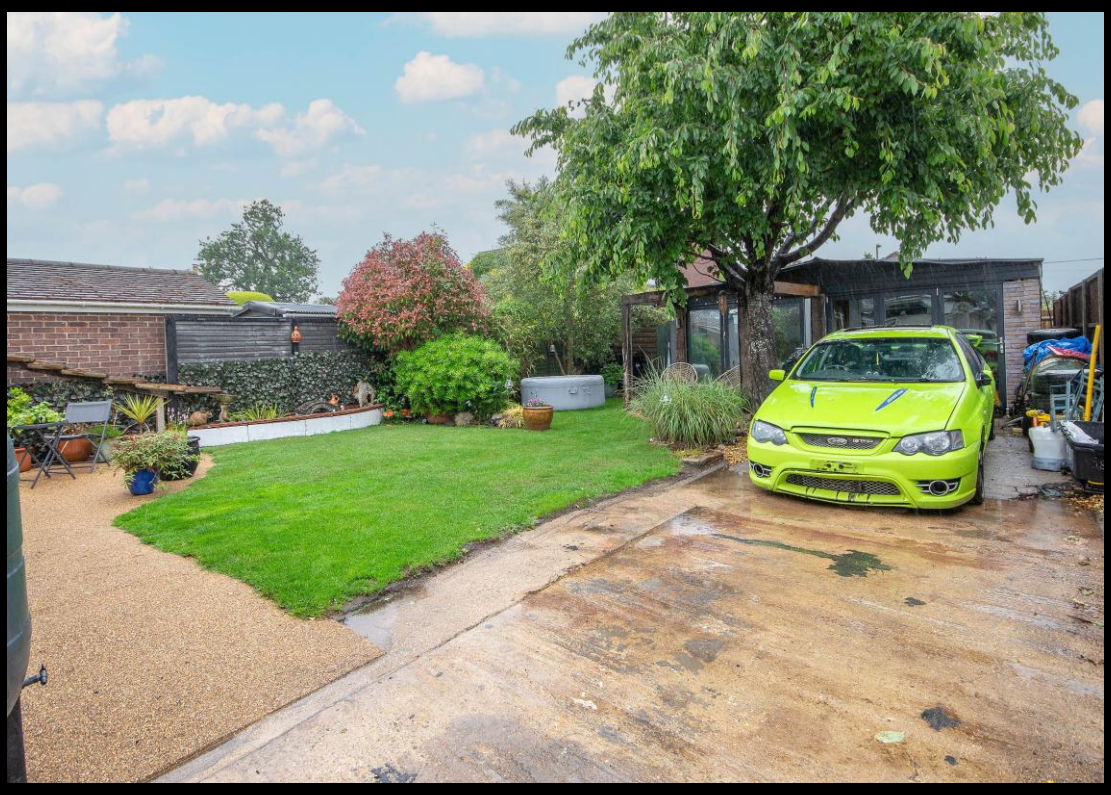
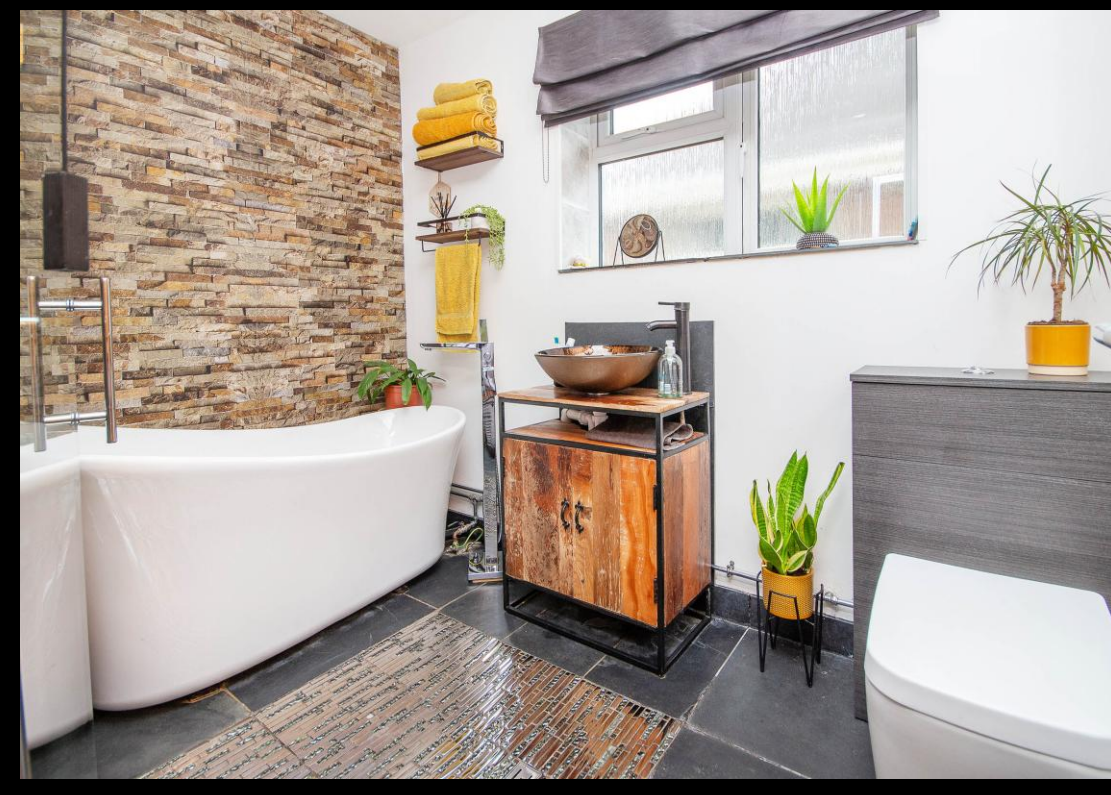
Bedroom Three 10' 5" x 10' 6" (3.17m x 3.20m)

Bedroom One 17' 3" x 15' 6" (5.25m x 4.73m) Max

En-suite 10' 0" x 5' 7" (3.06m x 1.70m)

Bedroom Four 8' 10" x 12' 2" (2.70m x 3.71m) Max





Directions

1) From our office, head northwest on Salisbury Road/A36 for approximately 0.5 miles. 2) Take the sixth left into Sylvia Crescent. 3) Turn left again. The property will be found on the left hand side.

Distances

Motorway: 1.7 miles
Southampton Airport: 10.1 miles
Southampton City Centre: 5.1 miles
New Forest Park Boundary: 1.3 miles
Train Stations
Ashurst: 4.3 miles
Totton: 1.1 miles

Information

Local Authority: New Forest District Council
Council Tax Band: D
Tenure Type: Freehold
School Catchments
Infant: Oakfield
Junior: Oakfield
Senior: Testwood

Energy Performance

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

Energy performance certificate (EPC)

Tolton SOUTHAMPTON	Energy rating
Valid until	Certificate number

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 rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-2020-g10e) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-2020-g10e>).

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>

EPC PENDING

