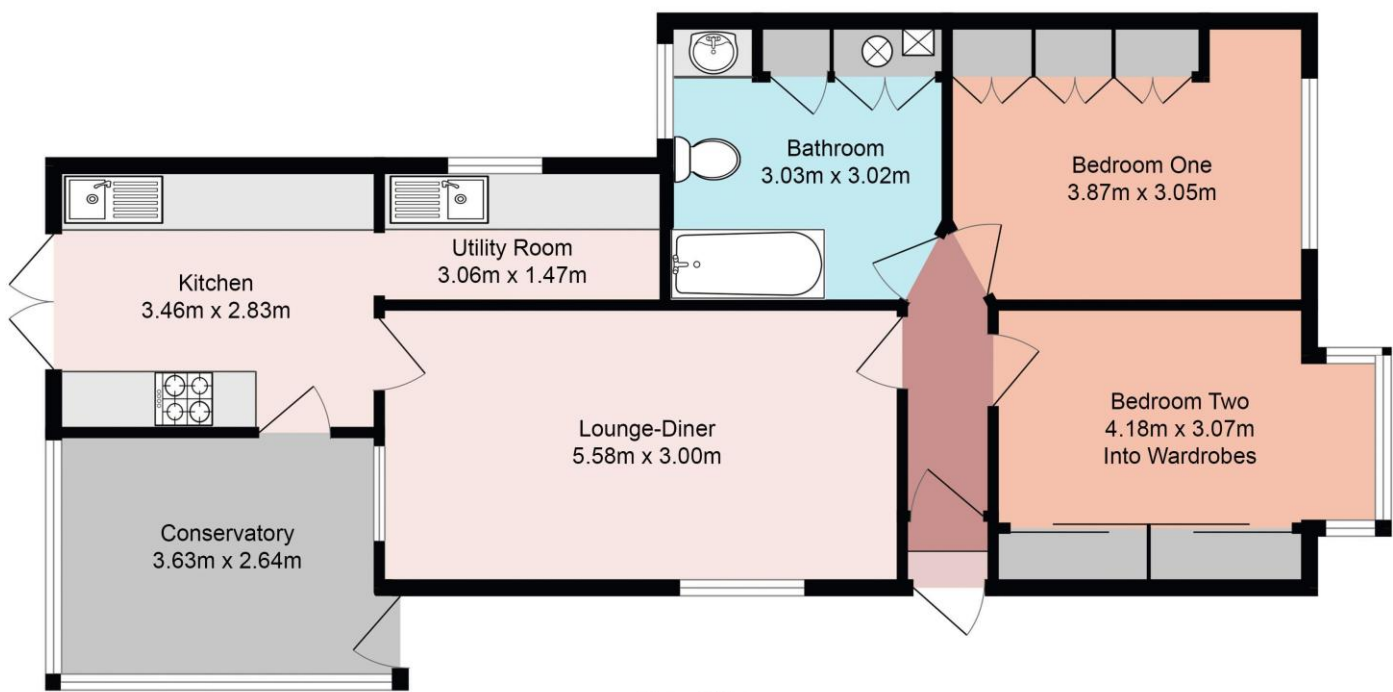


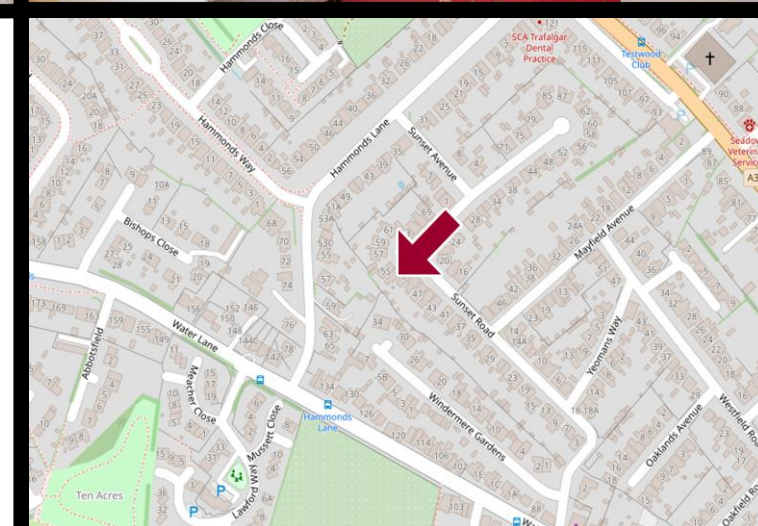


53, Sunset Road, Totton, SO40 3LA
£335,000

brantons



Ground Floor
75.6 sq.m. approx.



Accommodation

Lounge-Diner - 18' 4" x 9' 10" (5.58m x 3.00m)

Bedroom One - 12' 8" x 10' 0" (3.87m x 3.05m)

Bedroom Two - 13' 9" x 10' 1" (4.18m x 3.07m) Into Bay/
Wardrobes

Bathroom - 9' 11" x 9' 11" (3.03m x 3.02m)

Utility Room - 10' 0" x 4' 10" (3.06m x 1.47m)

Kitchen - 11' 4" x 9' 3" (3.46m x 2.83m)

Conservatory - 11' 11" x 8' 8" (3.63m x 2.64m)

-
-
-

Property

Offered with no forward chain, Brantons are delighted to offer for sale this well-proportioned semi-detached bungalow in Totton with a versatile and comfortable layout, ideal for a range of buyers seeking single-level living with generous accommodation throughout. The property is entered via a hallway that which in turn leads to; a spacious lounge-diner, a kitchen which is well-appointed with a practical layout and leads through to a useful utility room, providing additional storage and workspace. The kitchen also leads to the garden with French doors, and into a bright conservatory with glazed external door. The bungalow benefits from two well-sized double bedrooms, which both feature fitted wardrobes. A generously sized bathroom completes the internal accommodation. Externally, the property offers a private, sunny south west facing rear garden, which is largely laid to low-maintenance shingle stone, along with a patio seating area and gated side access. To the front, there is plenty of off-road parking. Situated in a popular residential area of Totton and close to shops and amenities, the property is well positioned for transport links, making it an excellent opportunity for downsizers, first-time buyers or those looking for convenient, single-storey living. Brantons recommend an early viewing to avoid any later disappointment.

Features

- *NO FORWARD CHAIN*
- Semi Detached Bungalow
- Two Double Bedrooms with Fitted Wardrobes
- Spacious Lounge-Diner
- Kitchen with French Doors & Separate Utility Room
- Bright Conservatory with External Door
- Family Sized Bathroom
- Driveway Parking For Several Vehicles
- Sunny South-West Facing Private Enclosed Garden
- Central Totton Location Close to Amenities

Information

Local Authority: New Forest District Council

Council Tax Band: D

Tenure Type: Freehold

School Catchments

- Infant:** Lydlynch
- Junior:** Abbotswood
- Senior:** Testwood

Distances

Motorway: 1.3 miles

Southampton Airport: 8.6 miles

Southampton City Centre: 4.6 miles

New Forest Park Boundary: 1.9 miles

Train Stations **Ashurst:** 4.4 miles

Totton: 0.8 miles

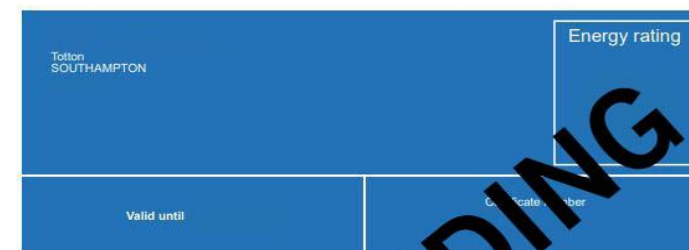
Directions

1) From our office travel West on Water Lane 2) Take the second right into Sunset Road.

Energy Performance

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

Energy performance certificate (EPC)



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 let in the UK, it must be let, unless an exemption has been registered. You can read [guidance for landlords on the required energy efficiency standards](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-2022) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-2022>).

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>



Brantons Estate Agents, 9a Salisbury Road, Totton, SO40 3HW | www.brantons.co.uk | enquiries@brantons.co.uk | 02380 875 020

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