



Sunset Road, Central Totton, SO40  
Southampton

£325,000

**Property Type:** Detached Bungalow

**Bedrooms:** 2 | **Bathrooms:** 1 | **Receptions:** 2

Hamwic Independent Estate Agents are delighted to offer for sale this detached 2-bedroom bungalow located in the heart of central Totton. Offered with no forward chain and vacant possession, the property presents an excellent opportunity for buyers seeking a home with plenty of potential. While perfectly liveable, it would now benefit from modernisation throughout, ideal for those keen to update, refurbish or even extend (subject to the relevant planning consents). With a generous rear garden, off-road parking, gas central heating, double glazing, and a conservatory, this is a fantastic chance to secure a rarely available bungalow in a highly convenient location.



- Detached Bungalow
- No Forward Chain
- Generous Rear Garden
- Off Road Parking
- Conservatory
- Central Totton Location
- Gas Central Heating
- Double Glazed Windows
- Modernisation Opportunity
- Potential To Extend (STP)

*Location - Situated in central Totton, the bungalow benefits from excellent convenience. Local shops, supermarkets, cafés, bus routes and Totton town centre amenities are all within easy reach. Totton train station provides direct links into Southampton and further afield, while the M27 motorway is minutes away, offering superb connectivity. The New Forest National Park is also close by, providing beautiful walking, cycling and outdoor leisure opportunities.*





## Front & Approach

The property enjoys a practical frontage laid mainly to concrete hardstanding, offering ample off-road parking. A stoned section sits to one side, with a brick base wall to the right and fencing to the left, providing privacy. Gates at the front lead onto the driveway. Side access runs along the left-hand elevation, offering convenient passage to the rear garden. Entry into the bungalow is positioned to the side.

**Hallway** - with smooth ceiling and fitted carpet provides access to the primary accommodation.

**Lounge** – (Front Aspect) A bright and comfortable living space featuring a double glazed bay window to the front aspect, fitted carpet and a radiator.

**Bedroom One** – (Front Aspect) A generous main bedroom benefitting from a double glazed bay window, smooth ceiling, radiator, and fitted carpet. A naturally bright room with plenty of scope for personalisation.

**Bedroom Two** – (Rear Aspect) A second well-proportioned bedroom with rear aspect double glazed window, carpet, radiator and smooth ceiling. The room also houses access to the loft via a pull-down ladder. The loft offers lighting and is part-boarded for storage.

**Dining Room** – A versatile room that can be utilised as a dining space or extending the kitchen. Features include a smooth ceiling, radiator and a double glazed window to the side aspect. From here, a door leads into a small rear lobby which includes a window to the side, the gas combination boiler and access to the wet room. The dining room also provides direct access to the kitchen.

**Wet Room** - A practical and accessible wet room set-up with smooth ceiling, obscure double glazed window, wash basin, low level WC, vinyl flooring and a walk-in shower area with electric shower fitted. A heated towel rail completes the space.

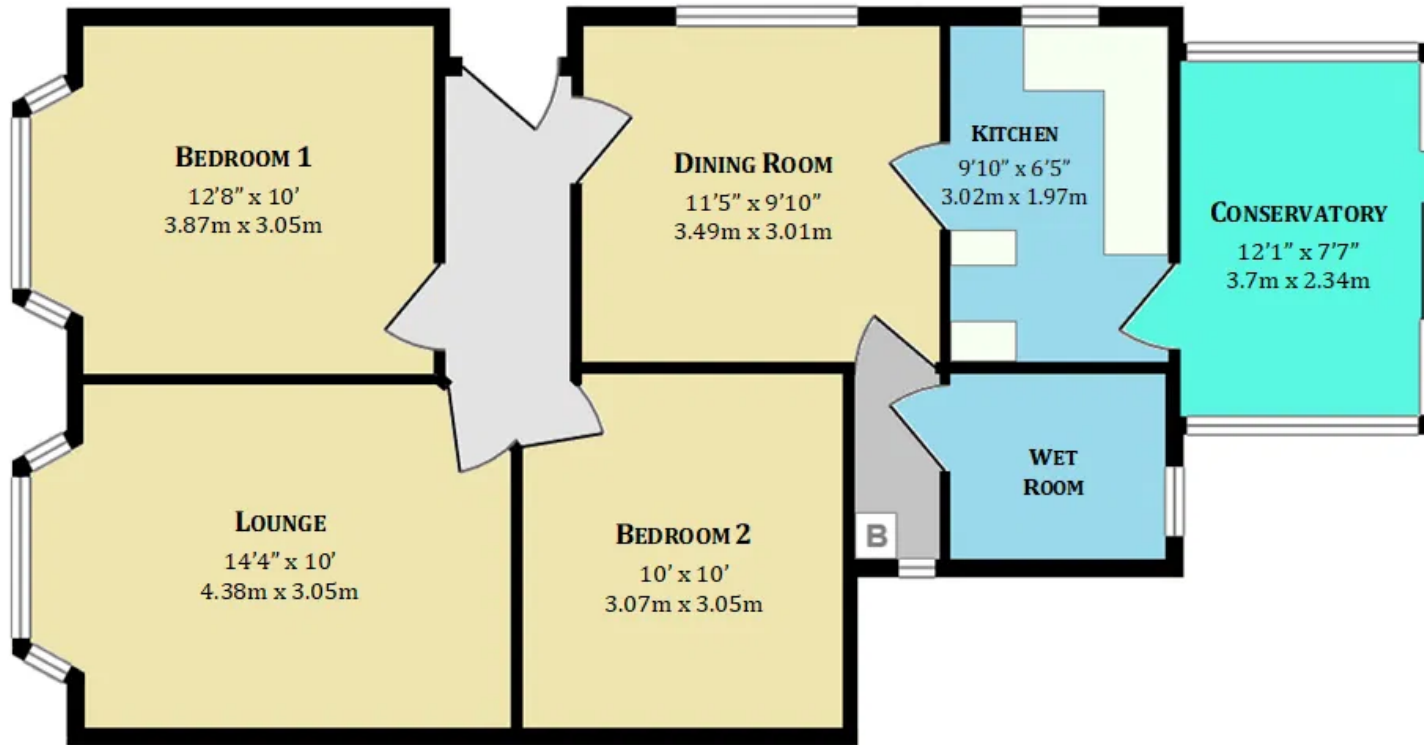
**Kitchen** – (Rear Aspect) Positioned at the back of the bungalow, the kitchen offers dual aspect double glazed windows and a functional layout with work surfaces, base units and drawers. Additional features include space for a cooker and fridge/freezer, a sink unit, vinyl flooring, radiator and the fuse board concealed within an eye-level cupboard. A door opens into the conservatory.

**Conservatory** - A useful additional living space fully double glazed to the side and rear aspects with a polycarbonate roof. Power and lighting are fitted, and double sliding doors open directly onto the rear garden. Ideal as a sunroom, hobby room or quiet seating area.

**Rear Garden** - One of the property's features is its generous rear garden, predominantly laid to lawn. A pathway leads to a hardstanding area at the rear where a good-sized workshop is situated. The workshop benefits from a replaced felt flat roof, power and lighting, perfect for storage, hobbies or a home workshop setup. The garden is secure, private and offers huge potential for landscaping or future extensions (subject to planning).

**Council Tax Band:** C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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## Hamwic Estate Agents

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