



27 Rushington Avenue | £395,000
Totton, Southampton, SO40 9DD





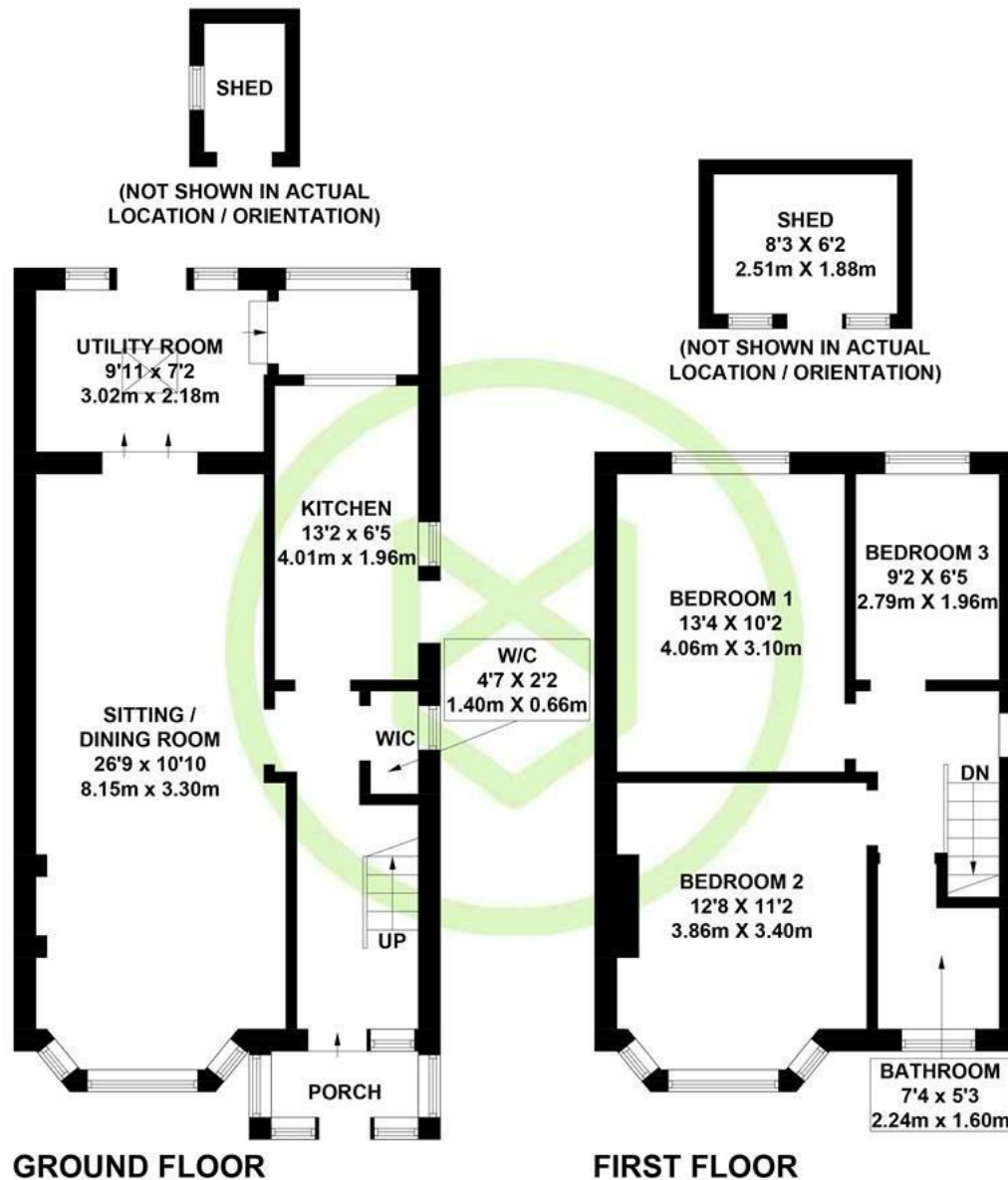
27 Rushington Avenue
Totton, Southampton, SO40 9DD

01794 521339 / 02382 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk



Summary

This traditional semi-detached home is conveniently positioned within Rushington, on the outskirts of Totton enjoying easy access to commuter links as well as the New Forest National Park and South Coast. This stylish property has been tastefully upgraded by the current owners offering spacious accommodation with high ceilings which include three generous bedrooms and a fully tiled shower room on the first floor. The welcoming entrance hall serves the impressive open plan sitting and dining room, modern kitchen, utility / garden room and cloakroom. Ample parking is available on the block paved driveway with double gates accessing the landscaped rear garden enjoying a sunny Southerly aspect.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 601 SQ FT / 55.8 SQ M
FIRST FLOOR = 435 SQ FT / 40.4 SQ M
OUTBUILDINGS = 72 SQ FT / 6.7 SQ M
TOTAL = 1108 SQ FT / 102.9 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1257607)

Features

- An attractive semi detached family home
- Desirable location in Rushington
- Tastefully upgraded throughout by the current owners
- Quality oak architraves, internal doors and stairs
- Three well proportioned bedrooms
- Stylish fully tiled family shower room and ground floor cloakroom
- Open plan sitting and dining room
- Modern fitted kitchen, separate utility/ garden room
- Off road parking and EV charger
- Landscaped and enclosed South facing rear garden

EPC Rating

Energy Efficiency Rating
Current C
Potential B

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Ground Floor

The glazed front porch provides space for coats and shoes with a secure inner door into the welcoming entrance hall. Oak effect flooring, quality oak architraves, doors and staircase with glass balustrades complement the stylish decor. The gas fired boiler is situated under the stairs as well as a useful cloakroom with WC and wash basin. The impressive open plan lounge and dining room features an ornamental fireplace as a focal point and bay window to the front aspect. From the dining area, sliding patio doors access a garden room/utility with ample space and plumbing for white goods and an adjoining storage area. French doors open onto a spacious patio seating area and enclosed garden. The modern fitted kitchen offers a range of shaker style wall and base units with marble effect work surfaces and brick tiled splash backs. Integrated appliances include a single oven, four burner gas hob, extractor hood, fridge and dishwasher. A side door accesses the garden.

First Floor

The landing allows access to the part-boarded loft space via a hatch. Bedrooms one and two are both generous double rooms with fitted wardrobes and feature panelled wall to Bedroom one. Along with bedrooms two and three, the fully tiled shower room boasts a large walk-in shower with wash basin and dual flush WC.

Parking

Ample off road parking is available on the neatly block paved driveway fitted with an EV charger .

Outside

Secure double side gates access the enclosed and child friendly rear garden with a large patio area perfect for entertaining or to enjoy the sunny southerly aspect. A well tended lawn is flanked by an abundance of mature hedgerows and trees, creating a pleasant backdrop. A timber garden shed provides useful outside storage space.

Location

Rushington is a popular residential area on the western edge of Totton, offering a well-balanced mix of convenience, community, and green surroundings. Known for its quiet, well kept streets and family friendly feel, the area appeals to a wide range of buyers, and benefits from excellent transport links, with Totton railway station providing direct services into Southampton, Bournemouth, and beyond, while nearby access to the M27 makes commuting straightforward. Rushington is also well placed for Southampton city centre, the bustling Totton High Street, and the stunning expanses of the New Forest National Park. Local amenities include a selection of good primary and secondary schools, parks, leisure facilities, and everyday shopping options. Rushington remains one of Totton's most attractive and sought after neighbourhoods.

Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Sellers Position

Buying on

Heating

Gas fired central heating

Infants & Junior School

Eling Infants School & Foxhills Junior School

Secondary School

Hounslowdown Academy

Council Tax

Band C - New Forest District Council

Disclaimer Property Details

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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