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## PROVIDENCE HILL, BURSLEDON, SOUTHAMPTON, SO31 8AT



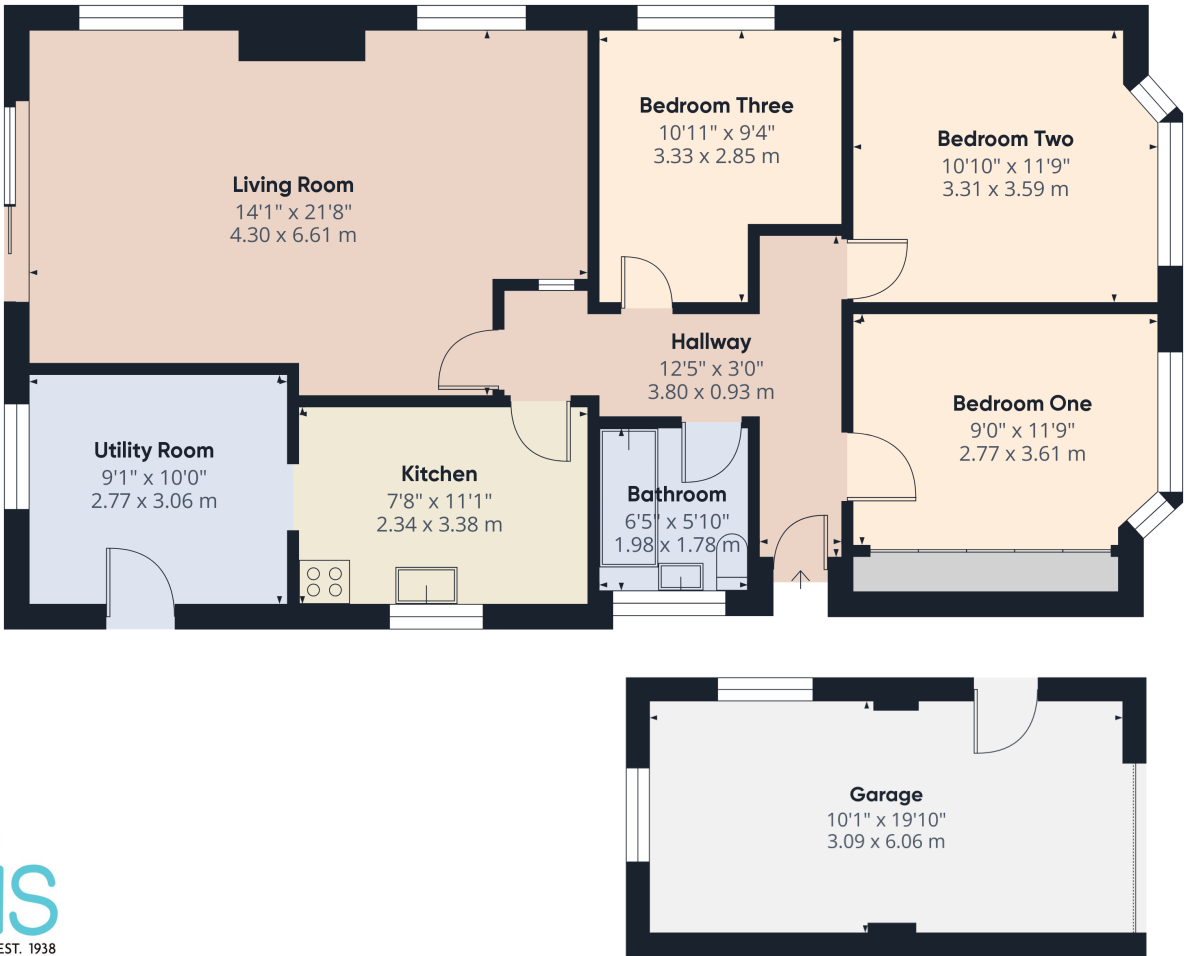
**SPACIOUS THREE-BEDROOM DETACHED BUNGALOW WITH A DELIGHTFUL GARDEN, TWO DRIVEWAYS AND GARAGE. IT IS CONVENIENTLY SITUATED FOR LOWFORD VILLAGE AND LOCAL AMENITIES WITH SCOPE TO FURTHER IMPROVE. VIEWING RECOMMENDED. NO FORWARD CHAIN.**

**£400,000 Freehold**

We are thrilled to present this delightful, detached three bedroom bungalow, brimming with potential and offering an excellent opportunity for those looking to put their own stamp on their next home. The property is built of brick elevations under a pitched tiled roof and would benefit from some modernisation. The location of the dwelling is a true highlight. It is well-connected with excellent transport links to the A/M27. For families, the proximity to local schools, parks, green spaces and the River Hamble is an added advantage. The property is situated conveniently for Lowford Village amenities, which include a community centre, library, café, convenience store, public house and takeaways.

Briefly, the accommodation comprises a hallway, living room, kitchen, utility room, three bedrooms and a bathroom. Outside, there are gardens front and rear, a driveway, garage and an additional area of off-road parking.

Don't miss out on the opportunity to make this your new home, call us today to arrange a viewing.



**Approximate total area<sup>(1)</sup>**  
916.53 ft<sup>2</sup>  
85.15 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## The Local Area

Bursledon is a picturesque village situated on the River Hamble in Hampshire, renowned for its outstanding natural beauty. Located within the borough of Eastleigh and close to the city of Southampton, Bursledon has a railway station, marina, dockyards and the Bursledon Windmill. Nearby villages include Swanwick, Hamble-le-Rice, Netley and Sarisbury Green.

Old Bursledon is one of the Hamble's best-kept secrets. The River Hamble is an internationally-famed centre of yachting and motorboats, and boasts several marinas that offer extensive facilities for both residential and visiting yachtsmen. The village has close ties to the sea. The Elephant Boatyard located in Old Bursledon dates back centuries and is where some of Henry VIII's fleet was built. Submerged remnants of the fleet can be found in the River Hamble. The village, particularly the Jolly Sailor pub and the Elephant Boatyard, were used as the primary filming venue for the 1980s BBC TV soap opera *Howards' Way*.

Bursledon's waterside location and woodland surroundings made it a natural location for building wooden ships. Numerous vessels were built for the Royal Navy at private shipyards at Bursledon. By the 1870s, the shipbuilding trade had disappeared from Bursledon and the main industry was arable agriculture, particularly the growing of strawberries.

Locally, there are several pubs and restaurants to try, but if you'd like to stretch your legs a little more, you can take a stroll to the waterside villages that line the Hamble's route to the sea. Visit them by water taxi, or head upriver in a tender to Botley for some truly spectacular scenery.

The local church, St Leonard's in Old Bursledon traces its history back to the twelfth century. Local schools include Bursledon Infant and Junior Schools, The Hamble Secondary School and West Hill Park Independent day and boarding school for boys and girls aged 3 to 13 years.

The area has excellent transport links via a train station, and the M27 motorway that links the neighbouring cities of Southampton, Portsmouth, and Winchester. Nearby Southampton Airport Parkway train station it is an approximately a 1 hour 20 minutes ride to London Waterloo.







### Accommodation

Upon entering the property, you are welcomed into the hallway with doors to principal rooms, a storage cupboard and a loft access point. The well-proportioned living room is a light filled space perfect for relaxing. There are French doors to the rear elevation which open onto the rear garden, and two high level windows to the side aspect.

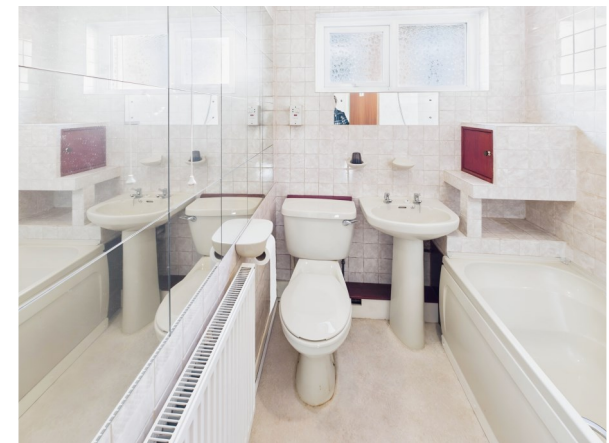




The kitchen comprises a range of wall and floor mounted unit with a worksurface over. There is a side elevation window with a stainless-steel sink and drainer beneath, a four-ring gas hob, electric built-in oven and appliance space for a fridge or freezer. An opening leads into the utility room which offers space and plumbing for a washing machine and additional appliance space. A door to the side elevation opens onto the driveway and allows access into the rear garden. This room benefits from a large rear elevation window offering views over the garden.







Bedroom one is a well-proportioned double room with a front elevation window providing views over the garden. There is a mirror fronted fitted wardrobe system with hanging rails and shelving offering useful storage. Bedroom two is another good-sized double room with a front elevation window. Bedroom three benefits from a side elevation window. The bathroom comprises a panel enclosed bath with a shower attachment over, a wash hand basin and a WC. The walls are fully tiled and there is a high level, side elevation obscured window.



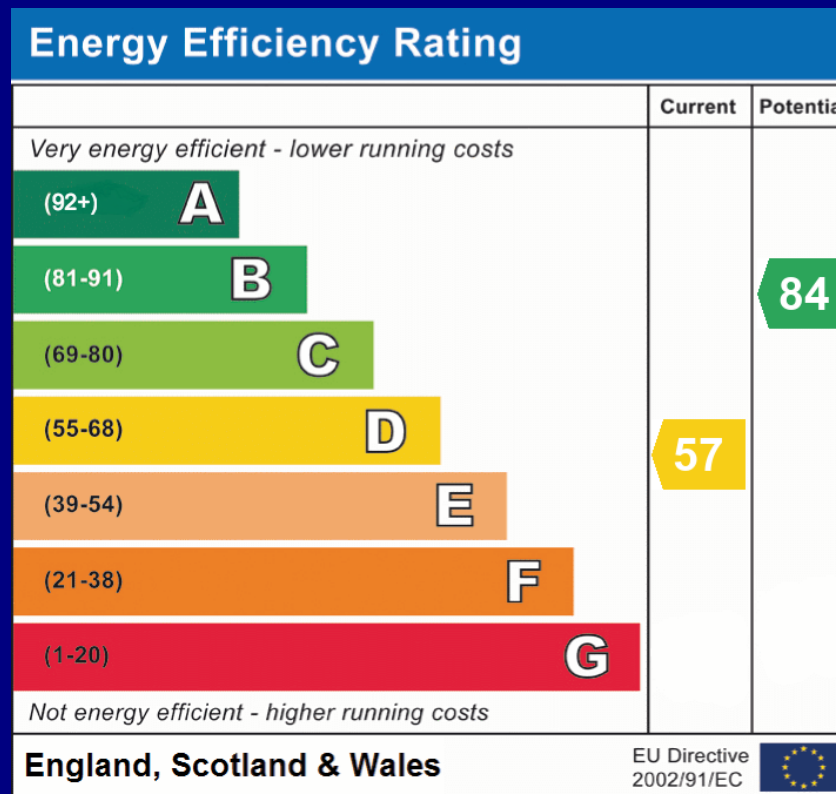
## Outside

The property is approached by a driveway providing off road parking and leading to the detached garage. The garage has an up and over door to the front aspect and a pedestrian access door to the side. The front garden is laid to lawn with decorative borders and is largely enclosed by a dwarf brick wall. The dwelling also benefits from an additional area of off-road parking, which lies opposite the driveway.

The rear garden is enclosed by timber fencing and predominately laid to lawn. There is a range of established shrubs and a lean-to style greenhouse to the rear of the garage.







**COUNCIL TAX BAND:** Eastleigh Borough Council Band E - Charges for 2025/26 £2,705.10

**UTILITIES:** Mains gas, electricity, water and drainage.

**Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.**

Tel: 02380 404055    Web: [www.mannsandmanns.co.uk](http://www.mannsandmanns.co.uk)

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Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise, nor that services or facilities are in good working order. All areas and measurements are approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.

No fixtures and fittings are included in any sale of a property, unless explicitly agreed in writing with the agent once agreed with the seller (s).

Manns and Manns may use AI images to show empty properties with furniture, this is purely provided as a guide. Fixtures and fittings are not included, and purchasers must satisfy themselves with their own measurements to check furniture of their choosing fits the relevant spaces.