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## ROSIER CLOSE, BURSLEDON, SOUTHAMPTON, SO31 8LU



**BEAUTIFULLY MODERN TWO BEDROOM SEMI-DETACHED PROPERTY SITUATED IN THE POPULAR RESIDENTIAL LOCATION OF MONARCHS KEEP, BURSLEDON. THE DWELLING OFFERS CONTEMPORARY INTERIORS, ALLOCATED PARKING AND A GARDEN. VIEWING HIGHLY RECOMMENDED.**

**£350,000 Freehold**

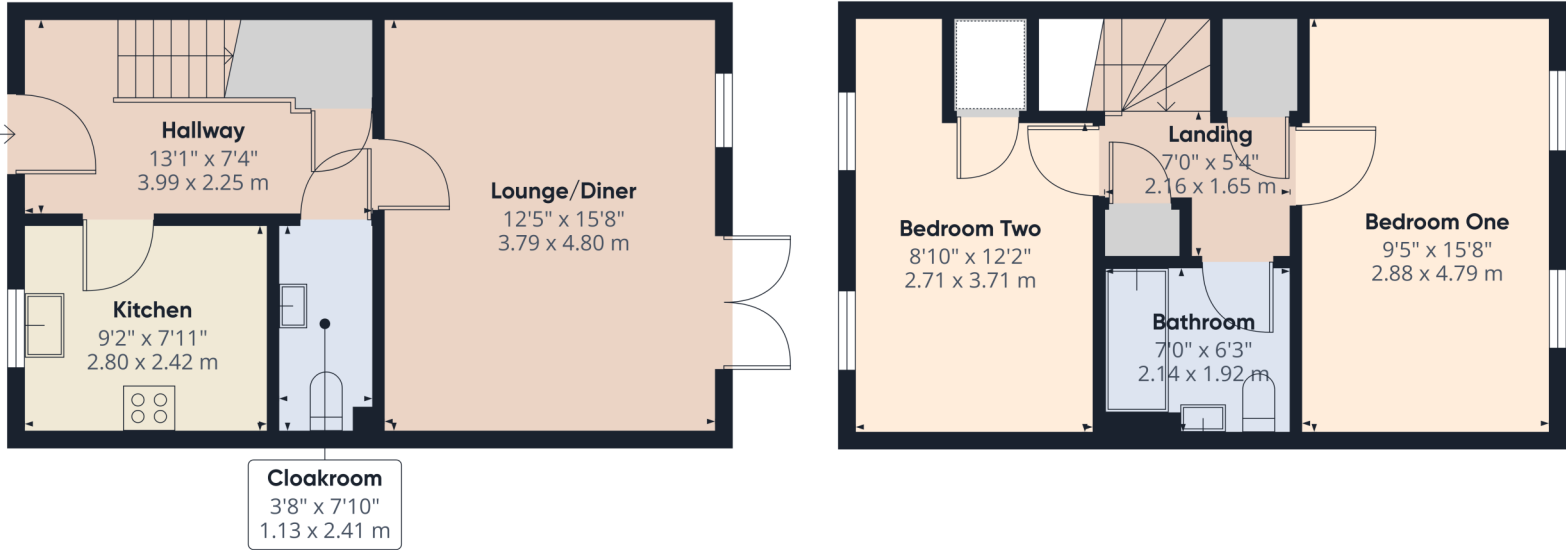
This beautifully presented, stylish and modern two-bedroom semi-detached property is situated in the popular residential development of Monarchs Keep, Bursledon. Built in 2020, the dwelling retains the residue of its ten-year NHBC warranty and is built of brick elevations under a pitched tiled roof. The property benefits from gas fired heating and double glazing.

This lovely home, in our opinion, presents the perfect blend of comfort and convenience designed to complement modern living. With contemporary interiors, this turnkey dwelling offers the new owner the opportunity to move with minimal fuss.

Briefly, the ground floor accommodation comprises a hallway, lounge/diner, kitchen and a cloakroom. On the first floor are two double bedrooms and a bathroom. Outside, there is allocated parking to the front and an enclosed rear garden.

The location is a particular highlight with close proximity to various local amenities, shops, green spaces, a reservoir and King George’s Recreation Ground. The area boasts good schooling and excellent transport links with nearby bus and train links into the cities of Southampton and Portsmouth, and easy access to the M27 junction 8.

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



Approximate total area<sup>(1)</sup>  
767.14 ft<sup>2</sup>  
71.27 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 are based on RICS IPMS 3C standard.

GIRAFFE360



### The Local Area Of Bursledon

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.

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 and The Hamble Secondary School.

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.



## Ground Floor

Upon entering the property, you are welcomed into the hallway with doors to all rooms, stairs rising to the first floor and an understairs cupboard providing useful storage. The lounge diner is to the rear elevation and spans the width of the property. This is a light and airy space with a window and French doors opening onto the patio, making this room perfect for entertaining.







The modern kitchen offers a front elevation window and comprises a range of matching wall and floor mounted units with a worksurface over. Integrated appliances include, an electric oven, four ring gas hob with an extractor hood above, fridge freezer, dishwasher and a washing machine. The ground floor accommodation is completed by the added convenience of a cloakroom comprising a wash hand basin and a WC.

## First Floor

Ascending to the first floor, the landing offers doors to all rooms and a useful storage cupboard. Bedroom one is a well-proportioned double bedroom with two rear elevation windows benefitting from views over the garden. Bedroom two is another good-sized double room and presents two front elevation windows and a built-in cupboard offering a useful storage solution. The modern bathroom is principally tiled and comprises a panel enclosed bath with a shower over, a wash hand basin and a WC.





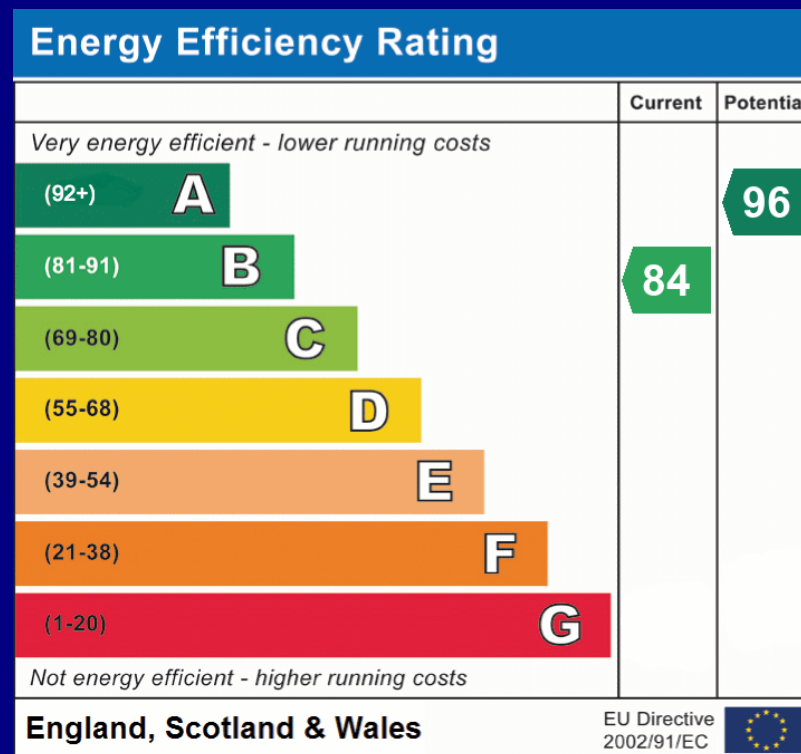
## Outside

The property is approached by a paved footpath with planted borders to either side, and leading to the entrance door under a storm porch. To the side of the dwelling is pedestrian access into the rear garden. The property benefits from two allocated parking spaces.

The rear garden is enclosed by timber fencing and largely laid to lawn with decorative planted borders. A paved patio, adjacent to the dwelling, offers a lovely space for outdoor entertaining and al fresco dining.







**COUNCIL TAX BAND: C** Eastleigh Borough Council. Charges for 2025/26 £1,967.35.

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

**ESTATE MANAGEMENT FEE:** Annual service charge currently £357 covering maintenance of communal green spaces.

**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)



1 & 2 Brooklyn Cottages  
Portsmouth Road  
Southampton  
SO31 8EP



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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.