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**RENOLDSON DRIVE
BURSLEDON
SOUTHAMPTON
SO31 8LT**



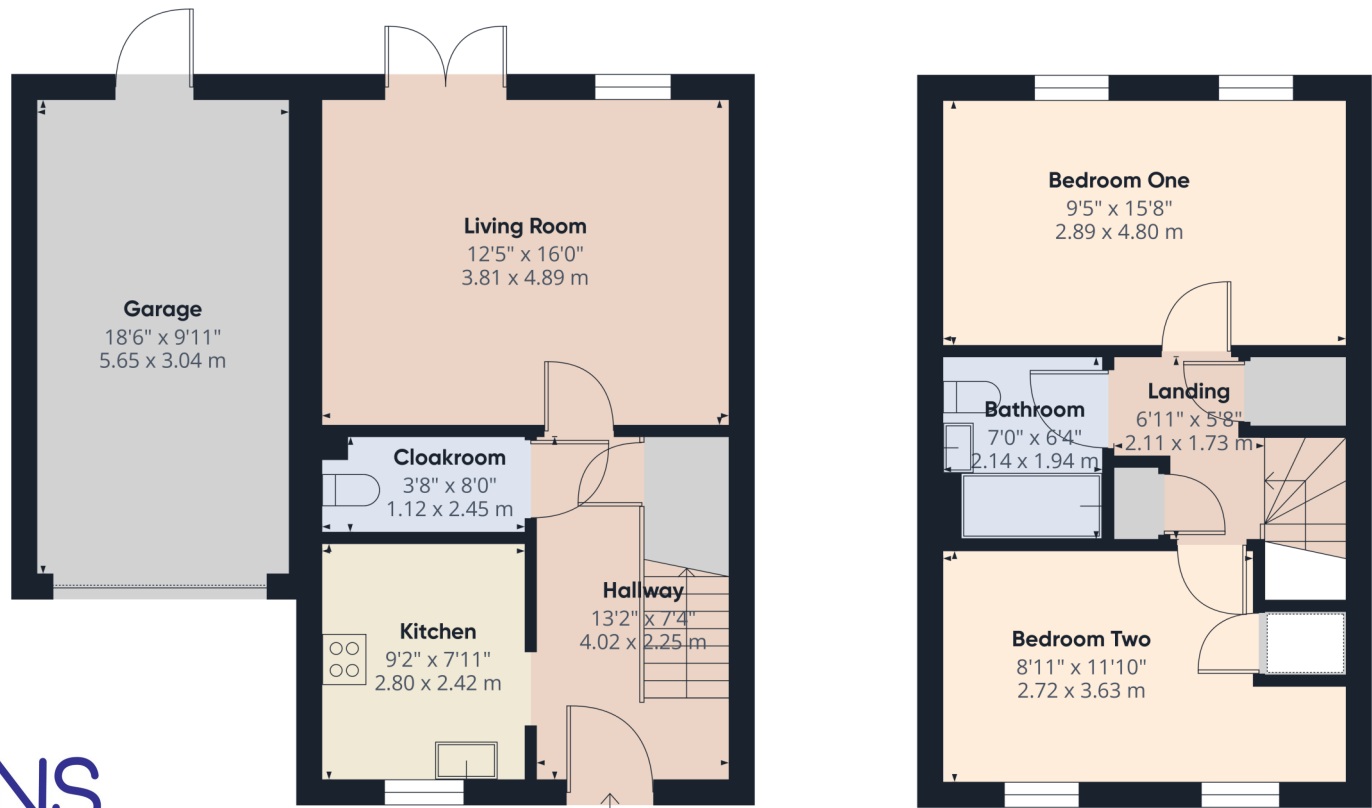
BEAUTIFULLY PRESENTED AND MODERN TWO BEDROOM TERRACED PROPERTY IN A POPULAR RESIDENTIAL DEVELOPMENT IN BURSLEDON. THIS DELIGHTFUL DWELLING BOASTS CONTEMPORARY INTERIORS, A DRIVEWAY, GARAGE AND GARDEN. EARLY VIEWING HIGHLY RECOMMENDED.

£325,000 Freehold

Beautifully presented and modern two bedroom terraced property, quietly situated on the edge of a popular residential development in Bursledon. This delightful property was built in 2019 of brick elevations to the exterior, under a pitched tiled roof, and retains the residue of it's new build guarantee. This exceptional dwelling stands out from the competition by its superb condition, bolstering a modern aesthetic that has been maintained to a high standard. The location is highly favourable. The property is situated within proximity to public transport links, green spaces, and a reservoir. One can have the best of both urban living twinned with the serenity of nature.

Briefly, the ground floor accommodation comprises a hallway, living room, kitchen and a cloakroom. On the first floor are two double bedrooms and a bathroom. Outside the property benefits from a driveway and garage, offering that all-important off-road parking. There is an enclosed garden, perfect for outdoor entertaining.

In summary, this turnkey home promises an unrivalled combination of modern living, prime location, and unsurpassable comfort. Call us today to arrange a viewing.



Approximate total area⁽¹⁾
962 ft²
89.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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 is the catchment school for students aged 11-16.

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 stepping into the property, you are greeted by the hallway, a calming and welcoming space that sets the tone for the accommodation ahead. There are doors to all rooms and stairs rising to the first floor with an understairs cupboard providing useful storage.

The living room is light and airy with windows and French doors opening onto the patio, offering a seamless transition from indoor to outdoor living. There is space for a dining table, making this a lovely room for entertaining.



The modern kitchen is to the front aspect with a window offering views of the green space beyond. Comprising a range of wall and floor mounted units with a worksurface over, the kitchen benefits from a built under electric oven, four ring gas hob with an extractor above and appliance space for a fridge/freezer, washing machine and slimline dishwasher.

The ground floor accommodation is completed by a contemporary cloakroom comprising a wash hand basin and WC.



First Floor

Ascending to the first floor, the landing presents door to all rooms and a storage cupboard.

Well-proportioned bedroom one is to the rear aspect and offers two windows providing views over the rear garden. Bedroom two, another double room, benefits from a fitted cupboard and two windows offering lovely views towards the green space beyond.

The contemporary bathroom is principally tiled and comprises a panel enclosed bath with a shower over, wash hand basin and a WC.

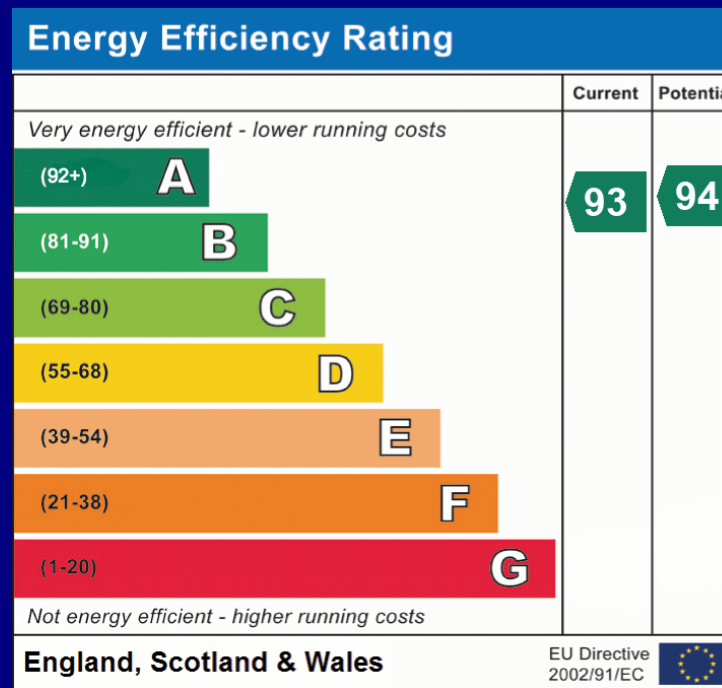


Outside

The property is approached by a paved footpath leading to the entrance door under a canopied porch. There is an area laid to lawn and a driveway leading to the garage. The garage itself benefits from power and lighting and offers an up and over door to the front aspect and a pedestrian door to the rear. The garage is registered under a separate leasehold title (no charges currently payable).

The rear garden is enclosed by timber fencing and largely laid to artificial lawn. A paved patio, adjacent to the dwelling, and a raised decked area provide the ideal setting 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 CHARGE: Currently £27 PCM, reviewed annually.

GARAGE ONLY LEASEHOLD: Residue of 999 years from 1st September 2018. No charges currently payable.

SOLAR PANELS: Owned solar panels with a feed in tariff.

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

Tel: 02380 404055 Web: www.mannsandmanns.co.uk



1 & 2 Brooklyn Cottages
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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.