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**HAMBLE LANE  
BURSLEDON  
SOUTHAMPTON  
SO31 8DR**

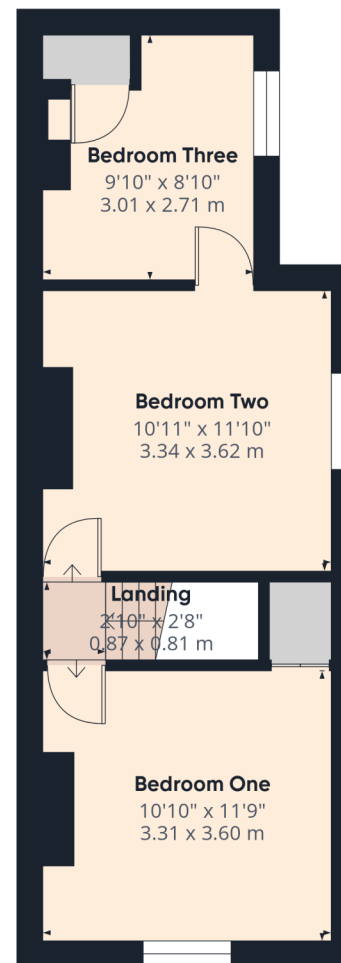
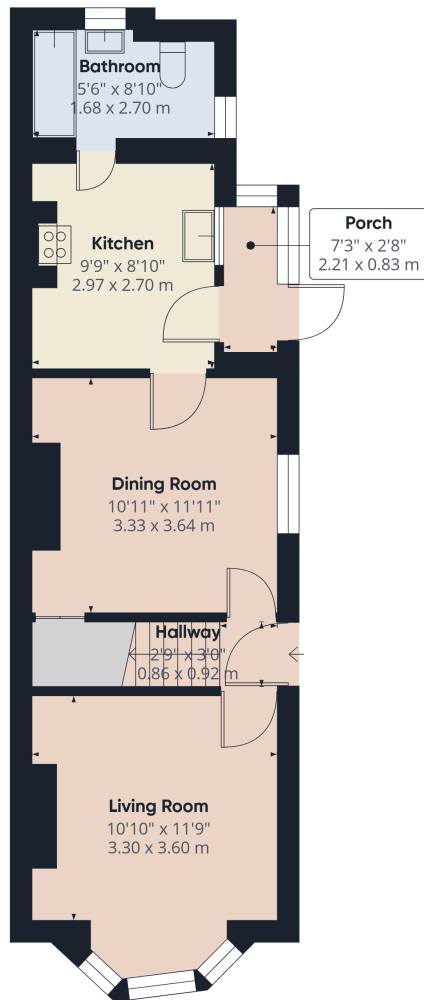


**CHARMING THREE-BEDROOM SEMI DETACHED COTTAGE WITH OFF ROAD PARKING, GARAGE AND GARDEN  
SITUATED IN A POPULAR LOCATION WITH SCOPE TO MODERNISE. NO FORWARD CHAIN.**

**£270,000 Freehold**

This three bedroom semi detached cottage was built in the late 19th century of brick elevations under a tiled roof and benefits from gas fired heating. The property boasts a generously sized rear garden, a driveway and garage. The accommodation would benefit from a programme of modernisation, offering the discerning purchaser a blank canvas to truly put their own stamp on. Arranged over two floors, the ground floor comprises two reception rooms, a kitchen, bathroom, hallway and enclosed porch. On the first floor are two double bedrooms and a single bedroom accessed through the second bedroom.

The property is ideally situated for commuters with nearby access to the A/M27 and regular bus services operating between the cities of Southampton and Portsmouth. It is within in close proximity to green spaces, a reservoir and King George's Recreation Ground, along with a variety of woodland walks which are perfect for those who enjoy the great outdoors. There are a range of local amenities nearby, including Tesco Superstore and Lowford Village, which offers local shops, eateries, a library and community centre. Schooling in the area is particularly attractive, with Bursledon Infant and Junior Schools nearby. The Hamble School is the catchment school for 11–16-year-olds. Bursledon is also well catered for by pre-schools and nurseries.



Approximate total area<sup>(1)</sup>

798 ft<sup>2</sup>

74 m<sup>2</sup>

(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.

GIRAFFE360



### Ground Floor Accommodation

Upon entering the property, you are welcomed into the hallway with doors into the two reception rooms and stairs rising to the first floor. The living room is a well proportioned and light filled space with a front elevation bay window. The dining room/reception room two offers space for a dining table and chairs, a side elevation window and a useful understairs cupboard. A door opens into the kitchen which comprises a range of wall and floor mounted units with a work surface over. There space for freestanding appliances, a wall mounted gas fired boiler and a sink and drainer beneath a side aspect window. There are doors into the bathroom and the porch, an enclosed area with a door opening into to the rear garden. The bathroom offers windows to the rear and side elevations and comprises a panel enclosed bath with a shower over, a wash hand basin and low-level WC.



### First Floor Accommodation

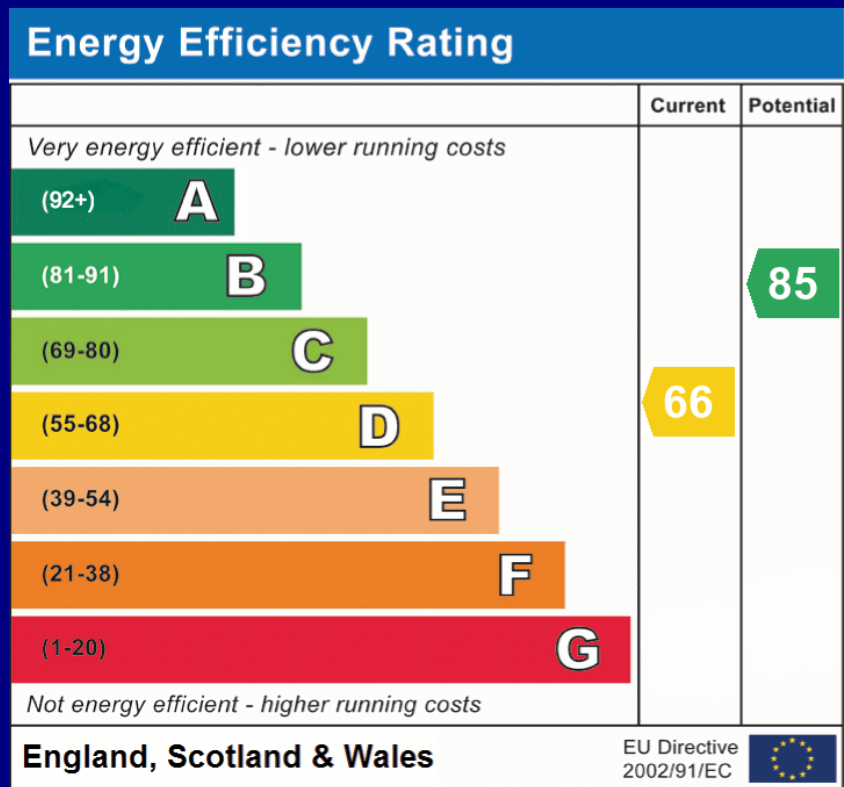
Ascending to the first floor, the landing presents doors to bedrooms one and two and a loft hatch allowing access into the attic space. Bedroom one is a well-proportioned double room with a front elevation window and fitted cupboard. Bedroom two is another good-sized double room with a side elevation window and a door into bedroom three. Bedroom three offers a window to the side aspect and a fitted cupboard.



### Outside

The property is approached by a driveway providing off road parking. The front garden is laid to lawn. Double gates allow access into the rear garden and the detached garage. The rear garden is enclosed by a mixture of timber and chain link fencing and is largely laid to lawn with borders containing a range of established plants and shrubs. A timber shed provides useful storage.





**COUNCIL TAX BAND: C Eastleigh Borough Council. Charges for 2026/27 £2052.91.**

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

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

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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.