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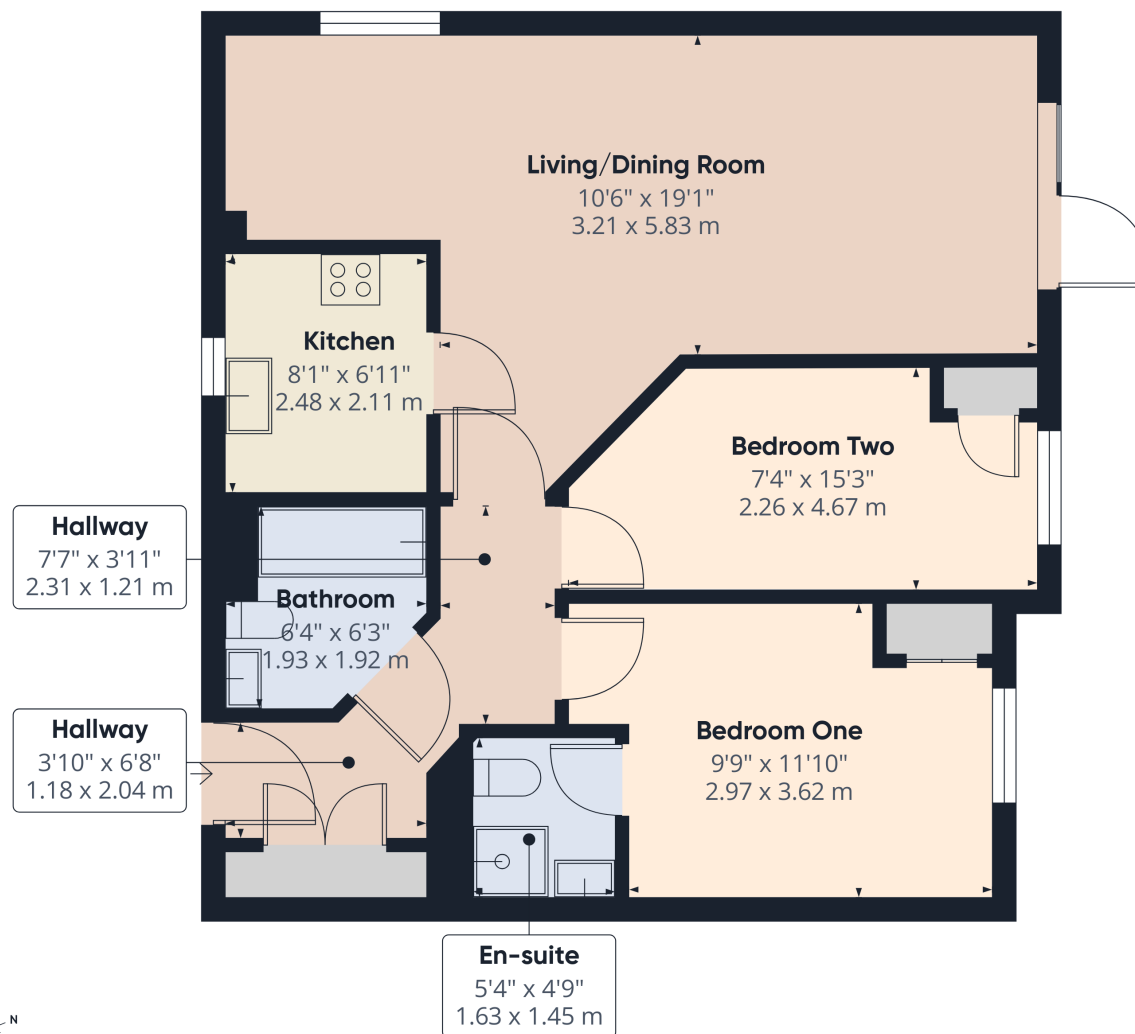
**MODERN TWO BEDROOM GROUND FLOOR APARTMENT SITUATED IN A POPULAR GATED DEVELOPMENT.
THE PROPERTY OFFERS COMMUNAL GARDENS AND ALLOCATED PARKING. NO FORWARD CHAIN.**

Offers Over £190,000 Leasehold

This lovely, modern, two bedroom, ground floor, apartment was built in approximately 2005 and benefits from gas fired heating and double glazing. The property is situated in a popular area of Bursledon and is ideally situated for access to the A/M27 and transport links into the cities of Southampton and Portsmouth.

The apartment is neutrally decorated throughout and comprises a lounge/dining room, kitchen, two double bedrooms, with an en-suite to the master, and a bathroom. Outside, are communal gardens, an allocating parking space and parking for visitors.

Offered with no forward chain, this property is sure to attract substantial interest. Call us today to arrange a viewing and avoid disappointment.



Approximate total area⁽¹⁾
691 ft²
64.2 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.

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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

The apartment block benefits from a security entrance system to the communal areas. Upon entering the property, you are welcomed into the hallway offering doors to principal rooms and a large cupboard providing useful storage. The living/dining room is a well-proportioned, light filled space, perfect for both gathering or simply relaxing at the end of a busy day. There is a window to the side aspect and French doors in the living area, opening out to the communal grounds.



The kitchen offers tiled splash backs, and comprises a range of matching wall and floor mounted units with a worksurface over. There is a built-under oven, four ring gas hob with an extractor above and appliance space for a washing machine and fridge/freezer.

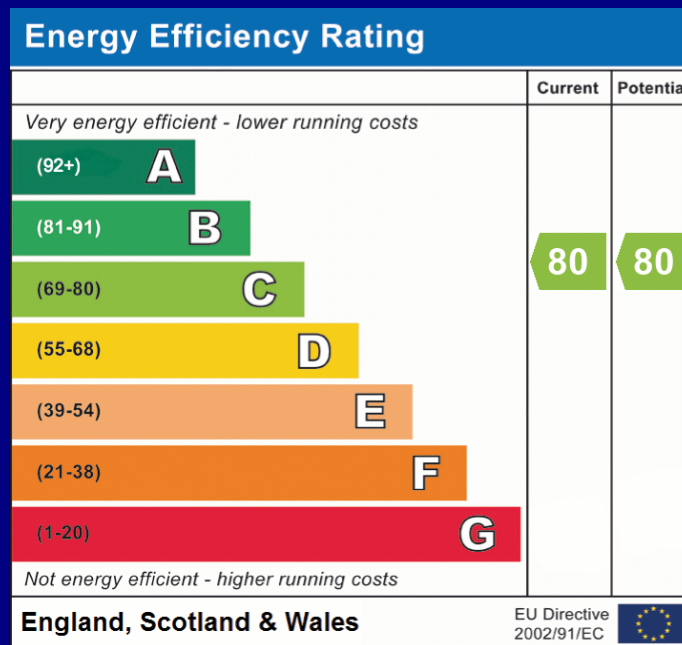




Bedroom one is a well-proportioned double room with a window looking over the communal grounds and a built in cupboard providing useful storage. This bedroom boasts the added convenience on an en-suite comprising a shower cubicle, wash hand basin and a WC.



Bedroom two is a further good-sized double room with a window overlooking the communal grounds and a built in cupboard housing the gas-fired boiler. The bathroom is principally tiled and comprises a panel enclosed bath with a handheld shower attachment, wash hand basin and a WC.



COUNCIL TAX BAND: B - Eastleigh Borough Council. Charges for 2026/27 £1796.29.

UTILITIES: Mains gas, electricity, water and drainage.

LEASEHOLD DETAILS: Residue of 125 years from 1st January 2004. Ground rent £150 per annum.

Service charge is £139.27 per month or £1,200 if paid 6 monthly (there is a credit charge for paying monthly). Buildings insurance premium circa £480 per annum.

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
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.