

YOUR LOCAL INDEPENDENT ESTATE AGENCY  
ESTABLISHED SINCE 1938

**MANNNS**  
**& MANNNS**  
EST. 1938

VIEWINGS AVAILABLE 7 DAYS A WEEK  
TEL: 02380 404055

## DENZIL AVENUE, NETLEY ABBEY, SOUTHAMPTON, SO31 5AZ



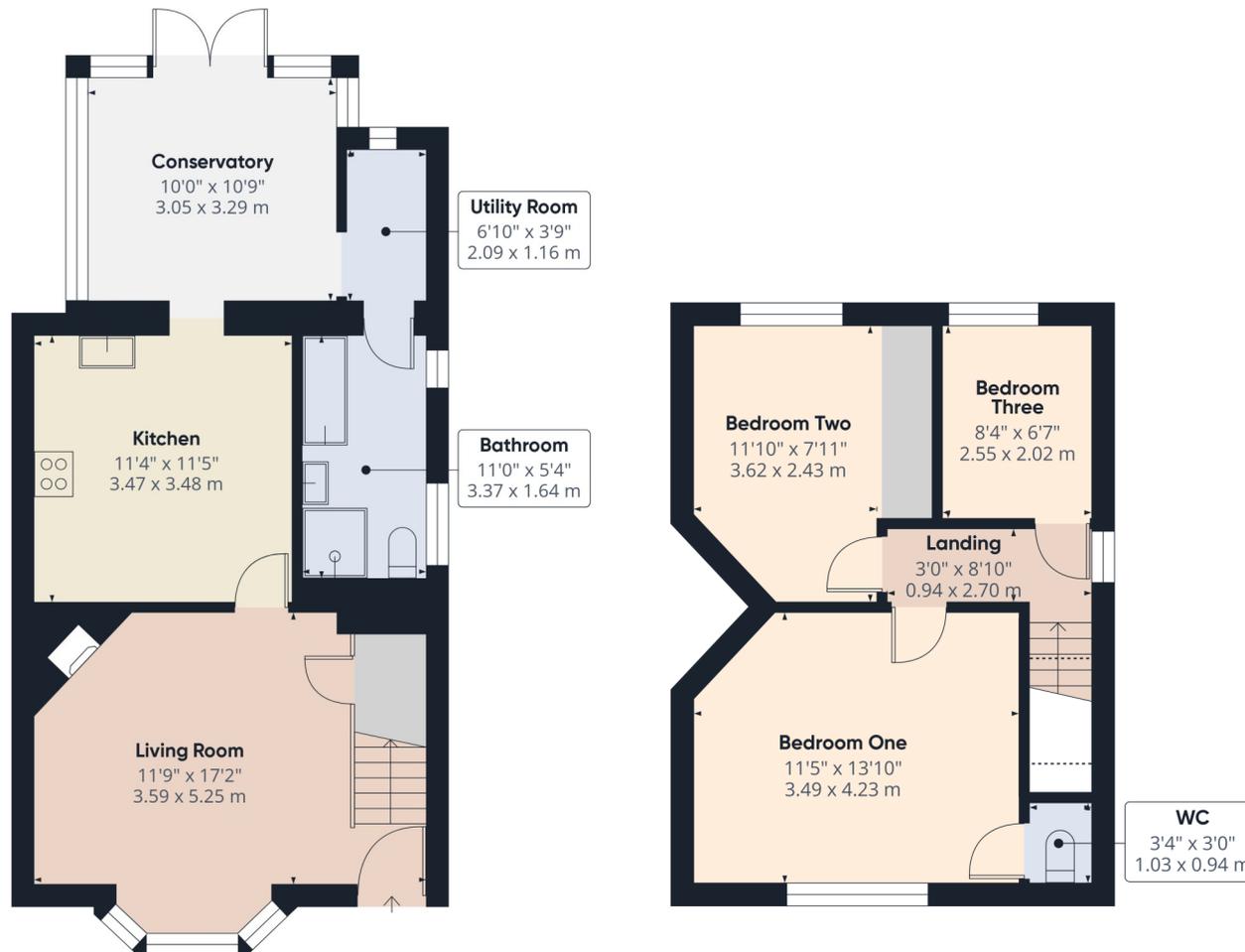
**DELIGHTFUL THREE BEDROOM SEMI-DETACHED HOME WITH VERSATILE LIVING ACCOMMODATION AND A SIZEABLE REAR GARDEN, SITUATED IN A POPULAR RESIDENTIAL LOCATION. VIEWING HIGHLY RECOMMENDED.**

**£365,000 Freehold**

Delightful three bedroom semi-detached house situated in the popular residential location of Netley Abbey. The dwelling offers comfortable and versatile living accommodation designed to meet the demands of modern living.

Arranged over two floors, the ground floor comprises a living room, modern kitchen, conservatory, utility room and a family bathroom. On the first floor are three bedrooms with a WC to the master. Outside, is a lovely, enclosed rear garden perfect for families and for entertaining.

The location of the property is a key highlight with the Royal Victoria Country Park, Southampton Water and various local amenities within striking distance. Whether you are seeking the convenience of village life or searching for a home granting access to picturesque waterside or woodland walks, this property offers you the best of both worlds. Call us today to arrange a viewing.



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

888 ft<sup>2</sup>  
82.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

GIRAFFE360

### The Local Area

The property is set in the beautiful waterside village of Netley and is situated close to Netley Abbey Ruins and Southampton Water. Netley is the most complete surviving abbey built by the Cistercian monks in southern England. Almost all the walls of its 13th century church still stand, together with many monastic buildings.

The Royal Victoria Country Park is also a short stroll from the property with its idyllic parkland with fabulous water views, a coffee shop and beach front access. Royal Victoria Country Park, once the home of the biggest military hospital in the Victorian Empire, this 200-acre site is now ideal for relaxation and leisure. All that remains of the hospital is the chapel, which acts as a heritage centre providing history of the hospital. It also has a 150-foot (46 m) viewing tower, providing views over the park, and across Southampton Water to Hythe, and on a clear day, as far as Southampton itself.

Netley village offers a range of local shops, a number of public houses and there is a good choice of schools within the vicinity. Public transport is well catered for with Netley train station linking Portsmouth and Southampton and onward journey links to London Waterloo, it is also within close distance of local sailing clubs.



### Ground Floor Accommodation

The property welcomes you into the well-proportioned living room, the perfect space to relax at the end of a busy day. This room offers a lovely bay window to the front elevation and stairs rising to the first floor. An understairs cupboard provides useful storage.



A door opens into the contemporary fitted kitchen, which is sure to prove popular with culinary enthusiasts. The kitchen comprises a comprehensive range of matching wall and floor mounted units with a worksurface over. There is a built-under oven with a four ring gas hob above and appliance space for a dishwasher and an American style fridge/freezer. An opening leads into the conservatory, which is a light filled and versatile space, currently being utilised as a dining area. Windows to three sides offer delightful views over the rear garden and French doors open onto the patio. The utility room houses the gas fired, Worcester boiler and offers wall mounted units, a worksurface with appliance space beneath, and a rear aspect window. The four piece bathroom suite comprises a panel enclosed bath with handheld shower attachment, a shower cubicle, concealed cistern WC and a vanity wash hand basin.



## First Floor Accommodation

Ascending to the first floor, the landing presents doors to principal rooms and a loft hatch into the attic space. Bedroom one is a well proportioned double room with a front elevation window and a door into a separate WC. Bedroom two, a further double, offers a rear elevation window and storage space. Bedroom three, is a lovely versatile space currently being utilised as a home office. This room would equally make a lovely nursery, or playroom depending upon your requirements. A rear aspect window provides views over the garden.

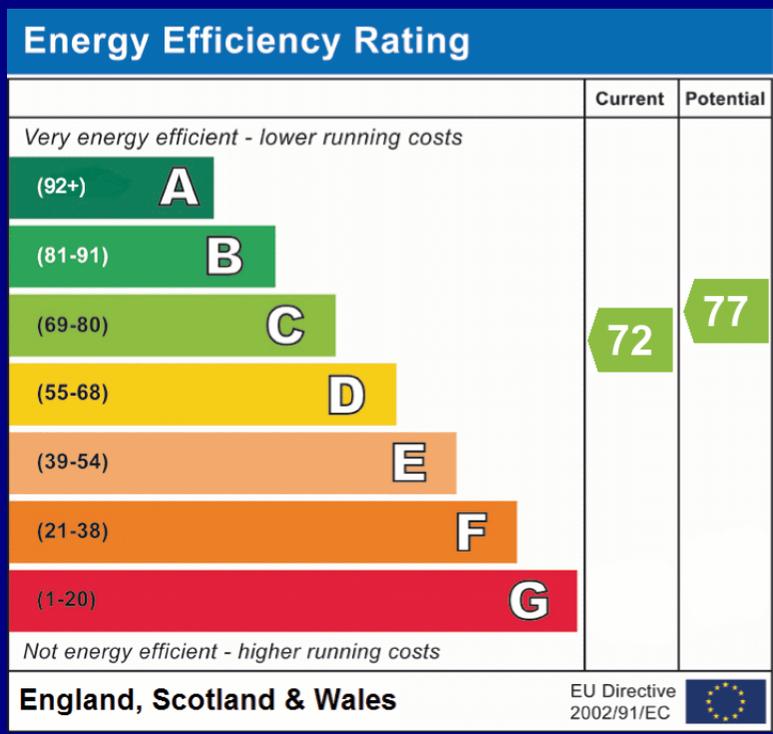




### Outside

The front of the property offers an area of hard standing leading to the entrance door under a canopied porch. A pathway along the side of the dwelling allows access into the rear garden via a pedestrian gate.

The sizeable rear garden is enclosed by timber fencing. A paved patio area, adjacent to the property, offers the ideal spot for outdoor entertaining and al fresco dining. There is an area laid to lawn with raised planted borders. A pathway leads to the foot of the garden.



**COUNCIL TAX BAND: C - Eastleigh Borough Council. Charges for 2025/26 £2,046.70.**

**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)

1 & 2 Brooklyn Cottages  
 Portsmouth Road  
 Southampton  
 SO31 8EP



Disclaimer: Manns & Manns for themselves and together the vendors advise that these particulars do not constitute an offer or a contract and whilst these details are believed to be correct they are made without responsibility. All applicants must satisfy themselves by inspection as to the correctness of the statements made. The property is offered subject to formal contract and is being unsold AND ON THE DISTINCT UNDERSTANDING THAT ALL NEGOTIATIONS SHALL BE CONDUCTED THROUGH MANNS AND MANNNS.

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.