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**BEAULIEU ROAD
HAMBLE
SOUTHAMPTON
SO31 4JN**



BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED HOME WITH A SIZEABLE GARDEN AND DRIVEWAY, SITUATED IN A POPULAR RESIDENTIAL LOCATION. EARLY VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE ACCOMMODATION ON OFFER.

Guide Price £425,000 to £450,000 Freehold

Manns & Manns are delighted to present this beautiful three bedroom semi-detached home, situated in a popular residential area in Hamble. Conveniently located, this wonderful property is in close proximity to various local amenities, Hamble Waterfront, green spaces and schools. Built of brick elevations to the exterior under a pitched tiled roof, the dwelling benefits from gas fired heating and double glazing.

Briefly, the ground floor comprises a hallway, living room, kitchen, dining room, conservatory and a cloakroom. On the first floor are three bedrooms and a family bathroom. Outside, a driveway provides that all important odd-road parking. A sizeable rear garden offers a lovely space for family gatherings and entertaining guests.

This property effortlessly combines comfortable yet versatile living accommodation, desirable outdoor space, and a superb location. Early viewing is highly recommended to fully appreciate the accommodation on offer. Call us today to arrange a viewing.



The Local Area

Hamble is a picturesque village situated on the South Coast of England, ideal for anyone wanting to discover some of Hampshire's best coastline and countryside. With superb riverside views and walks, Hamble village and its quaint cobbled streets offer an alternative shopping and dining experience. Steeped in history, the village played a role in the World War Two D-Day landings.

Whilst the village has retained its character, the surrounding area has grown to support three marinas and a host of shops, pubs and restaurants, services and businesses. There are woodland and coastal walks to enjoy. Two country parks are situated nearby; The Royal Victoria Country Park and River Hamble Country Park.

The community benefits from local junior and senior schools, children's clubs, Hamble Parish Council, Hamble River Singers and a library to name a but few. The sporting opportunities include sailing clubs such as the Hamble River Sailing Club, Royal Southern Yacht Club, Warsash Sailing Club etc.

Within Hamble, there are three marinas; Hamble Point, Port Hamble and Mercury Marina. Hamble Point Marina offers 230 berths and lies at the mouth of the River Hamble, with access to the world famous waters of the Solent, a magnet for competitive sailors from around the globe, it's a favourite with racing and cruising yachtsman alike. Port Hamble Marina offers 310 berths is situated on the River Hamble in the heart of the South Coast's sailing scene. The marina has a proud heritage of refitting and maintaining racing yachts, a tradition that continues today with many different yacht services based at the marina. Offering 360 berths the Mercury Marina was originally built by Sir Robin Knox Johnson. Mercury Yacht Harbour is situated in a sheltered wooded site where the shallow waters of Badnam Creek join the River Hamble. The marina offers deep water at all states of tide and among its excellent facilities are a chandlery as well as a bar and restaurant with waterfront views.

Whatever your boating style, the River Hamble makes it an ideal base from which to explore the Solent with easy day cruising to Portsmouth, Chichester and the Isle of Wight yacht havens, Lymington or Poole. When heading upriver in a tender to Botley you can enjoy some truly spectacular scenery.

Hamble is accessible by a range of public transport links. It has bus routes running from Southampton City Centre to Hamble and vice versa, a train station with lines to Southampton Central and Portsmouth Harbour with onward links to London, and the Pink Ferry service from Hamble to Warsash. By car, Hamble is approximately 3 miles from the M27 J8.



Ground Floor Accommodation

The property welcomes you into the hallway offering doors to principal rooms and stairs rising to the first floor with a useful storage area beneath. A door opens into the cloakroom, ensuring convenience for all occupants and visiting guests, and comprising a wash hand basin and WC. The living room boasts a lovely bay window to the front elevation allowing plenty of natural light into the space. The focal point of the room, a recess within the chimney breast, provides space for an electric fire, enhancing the cosy ambience and relaxing atmosphere.



The contemporary kitchen comprises a range of matching wall and floor mounted units with a worksurface over. There is a built-under oven, five-ring gas hob with an extractor above and appliance space for a fridge/freezer, washing machine and dishwasher. A window opens into the conservatory and an external door opens to the side of the property. The dining room presents space for your table and chairs and boasts double doors opening into the conservatory offering an extension of the living accommodation. This wonderfully versatile and light filled space is currently being used as a family room and boasts windows presenting picturesque views of the rear garden. French door open onto the patio providing a seamless transition from indoor to outdoor living.



First Floor Accommodation

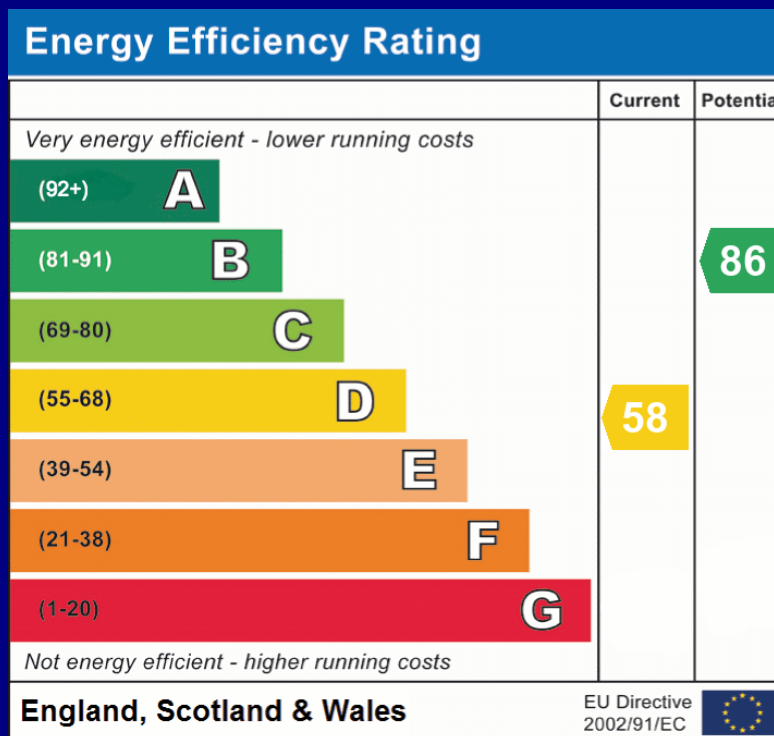
Ascending to the first floor, the landing benefits from a side aspect window and provides doors to all rooms. A loft hatch allows access into the partially boarded attic space. Bedroom one is a well proportioned double room with a window to the front aspect and two fitted wardrobes. Bedroom two, a further spacious double, offers two fitted wardrobes and a rear aspect window boasting lovely views over the rear garden. Bedroom three, is a fabulously versatile room and would make a beautiful child's bedroom or even a home office depending upon your requirements. The bathroom benefits from an obscured rear elevation window and is fully tiled to the walls. The four-piece suite comprises a panel enclosed bath, shower cubicle with rainfall effect shower, vanity wash hand basin and a WC.



Outside

The property is approached by a driveway providing off road parking. Double gates, to the side of the dwelling, open to reveal an additional parking area if required, and the rear garden. The rear garden is enclosed by timber fencing and predominantly laid to lawn with decorative planted borders. This garden is sure to prove a huge hit with families with thanks to the sizeable lawned area. A paved patio, adjacent to the property, offers an idyllic spot for outdoor entertaining and al fresco dining. There is double power socket on the conservatory external wall.





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



**1 & 2 Brooklyn Cottages
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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.