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SUNDAYS HILL COURT, 62 BURSLEDON ROAD, HEDGE END, SOUTHAMPTON, SO30 0BZ



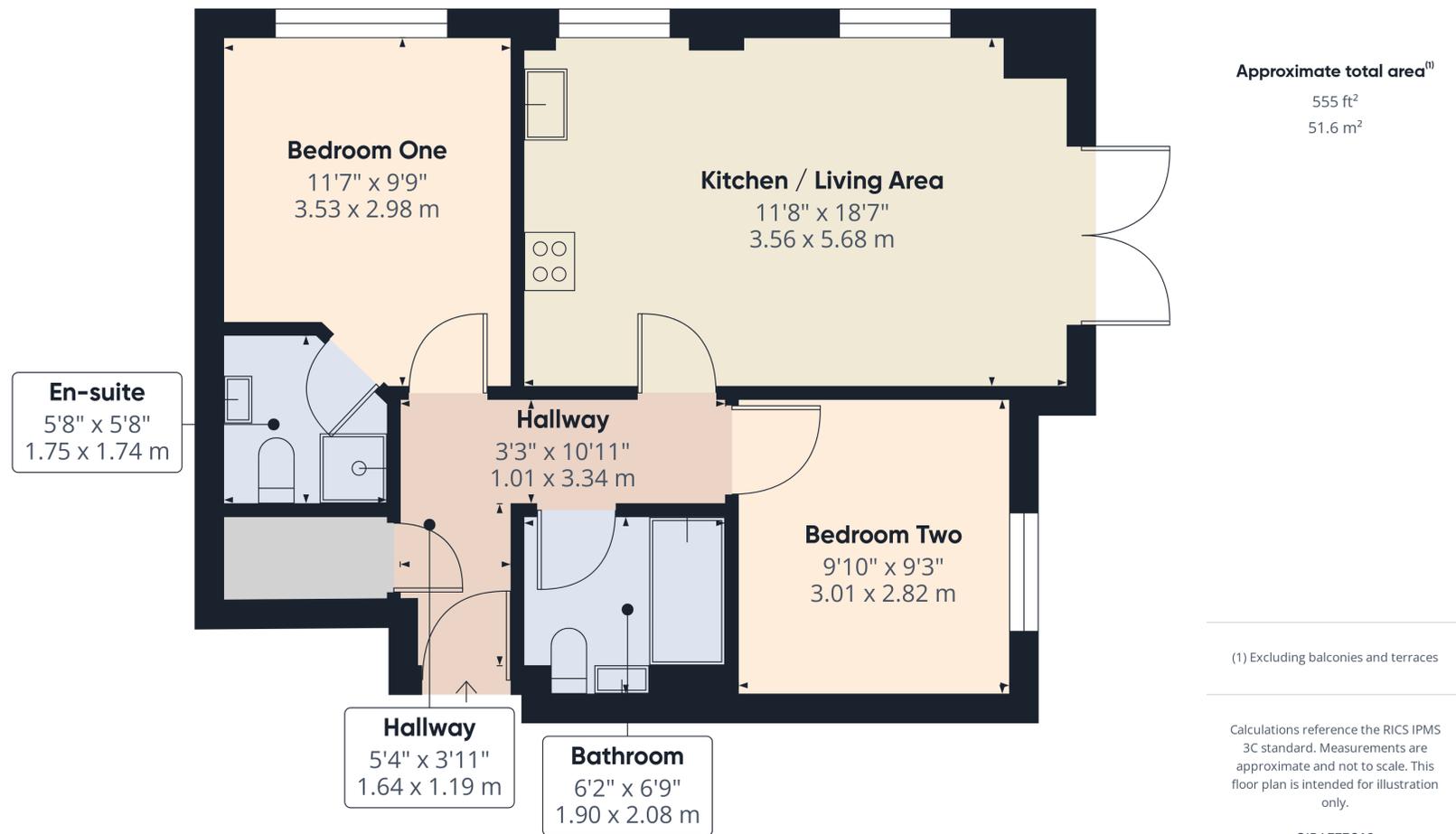
**MODERN, TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT WITH OPEN PLAN LIVING ACCOMMODATION,
TWO BATHROOMS AND ALLOCATED PARKING, SITUATED IN A POPULAR RESIDENTIAL LOCATION.
NO FORWARD CHAIN.**

£195,000 Leasehold

Manns & Manns are delighted to offer this modern and well-proportioned ground floor apartment, boasting two double bedrooms, situated in a popular residential location. Set a few moments walk from Hedge End village and amenities, this lovely apartment also offers excellent transport links and is in close proximity to various woodland and waterside walks in the nearby River Hamble Country Park.

The property benefits from gas fired heating and double glazing and briefly comprises a hallway, open plan kitchen/living area, two double bedrooms with an en-suite to bedroom one, and a bathroom. Outside, is an allocated parking space.

This lovely property offers the discerning purchaser the opportunity to create an inviting and comfortable home. Call us today to arrange a viewing.





Accommodation

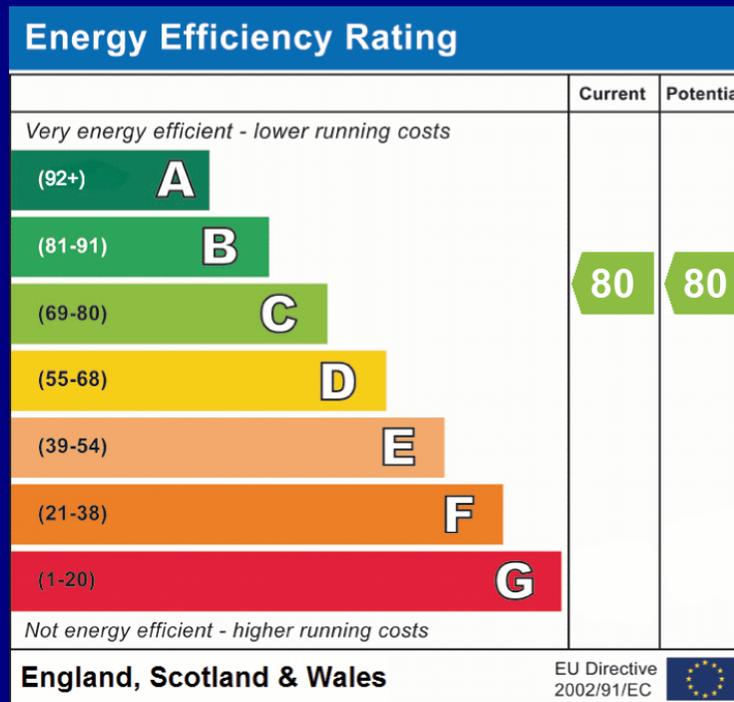
Upon entering the property you are greeted by the hallway offering doors to principal rooms and a large cupboard providing useful storage. The open plan kitchen/living area is a bright and airy space filled with natural light with thanks to two side aspect windows and French doors opening out to the communal areas. The kitchen 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, appliance space for a fridge/freezer and a washing machine. Bedroom one is a well-proportioned double room with the added convenience of an en-suite, which is principally tiled and comprises a shower cubicle, wash hand basin and WC. Bedroom two is a further good-sized double room. The bathroom offers fully tiled walls and comprises a panel enclosed bath with a shower over, wash hand basin and a WC.



Outside

Outside, the apartment benefits from an allocated parking space within the residents car park.





COUNCIL TAX BAND: B Eastleigh Borough Council. Charges for 2025/26 £1,737.78.

UTILITIES: Mains gas, electricity, water and drainage.

LEASEHOLD: Residue of 99 years from 1st May 2014. Service charge circa £250 per annum to cover ground rent, insurance and maintenance of communal areas.

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



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 MANNs.

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.