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VIEWINGS AVAILABLE 7 DAYS A WEEK
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Montefiore Drive, Sarisbury Green, Southampton, SO31 7PJ

Delightful two bedroom ground floor apartment in a highly popular residential location. The property boasts modern interiors, allocated parking and close proximity to local green spaces. Early viewing recommended.

Guide Price £270,000 to £280,000 Leasehold

Manns & Manns are thrilled to offer this delightful two bedroom ground floor apartment situated in a popular residential development in Sarisbury Green. Built in 2018 of brick elevations to the exterior, the property benefits from gas fired heating and double glazing, it also retains the residue of it's ten year new build guarantee.

Neutrally decorated, this lovely dwelling would make a lovely first home or downsize. Briefly, the accommodation comprises an open plan living/kitchen/dining room, two double bedrooms, with an en-suite to bedroom one, and a bathroom. The dwelling benefits from allocated parking.

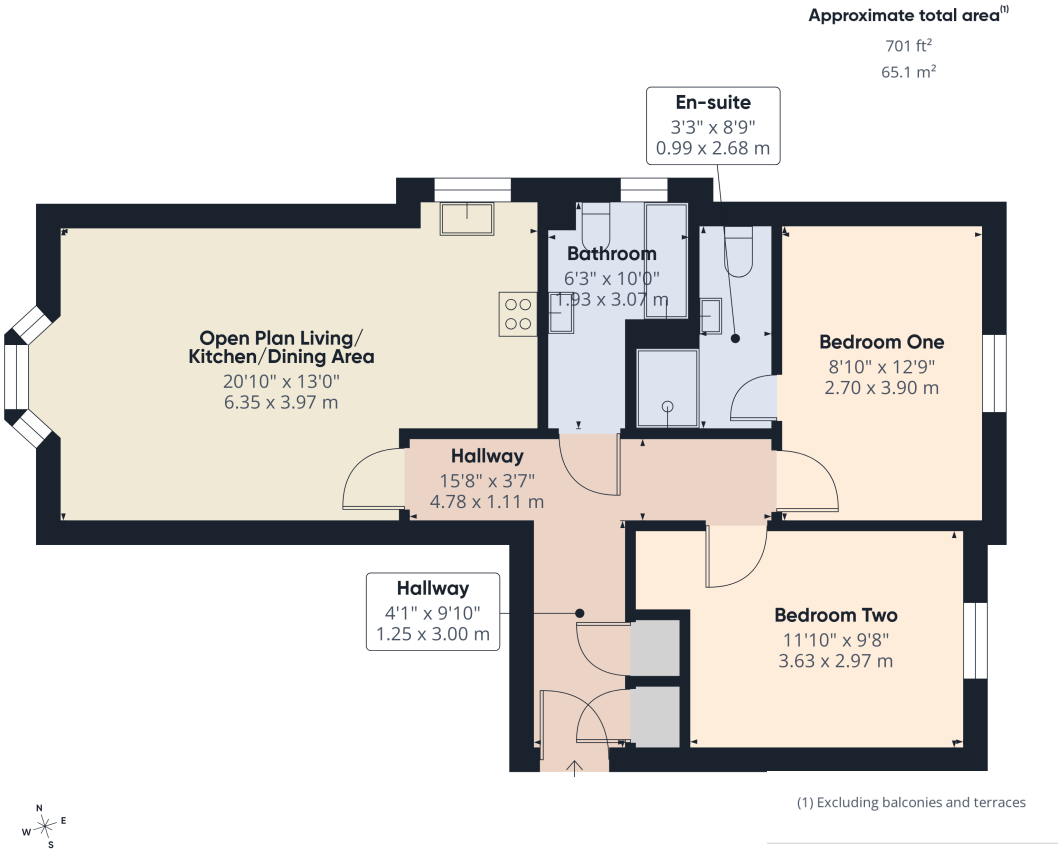
This wonderful apartment is, in our opinion, ideally situated with access to transport links, local amenities, schools, and green spaces. Moreover, the proximity to the Holly Hill Woodland Park adds an additional layer of appeal, particularly for those with a love of nature. Don't miss out on the opportunity to make this your new home. Call us today to arrange a viewing.

The Local Area

Sarisbury Green is a village within the borough of Fareham, Hampshire. Surrounding villages include Swanwick, Park Gate, Locks Heath and Warsash. Historically, Sarisbury Green was a settlement along the ferry crossing of the River Hamble. In circa 1800 Bursledon Bridge was constructed, largely replacing the ferry crossing, and the road to Park Gate was built, resulting in Sarisbury being placed on the main route between the cities of Portsmouth and Southampton. Proximity to the A/M27 remains a major benefit of the location to this day.

The River Hamble is renowned for its natural beauty and sailing facilities with miles of scenic river and coastal walks. It 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 offers two cricket greens, one alongside the A27 on Bridge Road and the other in nearby Allotment Road. Sarisbury Green is also the home of the highly popular Holly Hill Woodland Park, a historic parkland spanning approximately 30 hectares. Highlights include lakes, islands and waterfalls. Highly popular with families, ramblers and dog walkers alike, the area boasts beautiful woodland walks and designated picnic spots.

Schooling in the area is particularly attractive with the well regarded Sarisbury Infant School and Sarisbury Church of England Junior School in close proximity. The catchment school for 11-16 year olds is Brookfield Community School. Sarisbury Green boasts excellent transport links via a train station in Swanwick, and the M27 motorway that links the neighbouring cities of Southampton and Portsmouth. Nearby Southampton Airport Parkway train station is popular with commuters; the journey time to London Waterloo is approximately 1 hour and 20 minutes.



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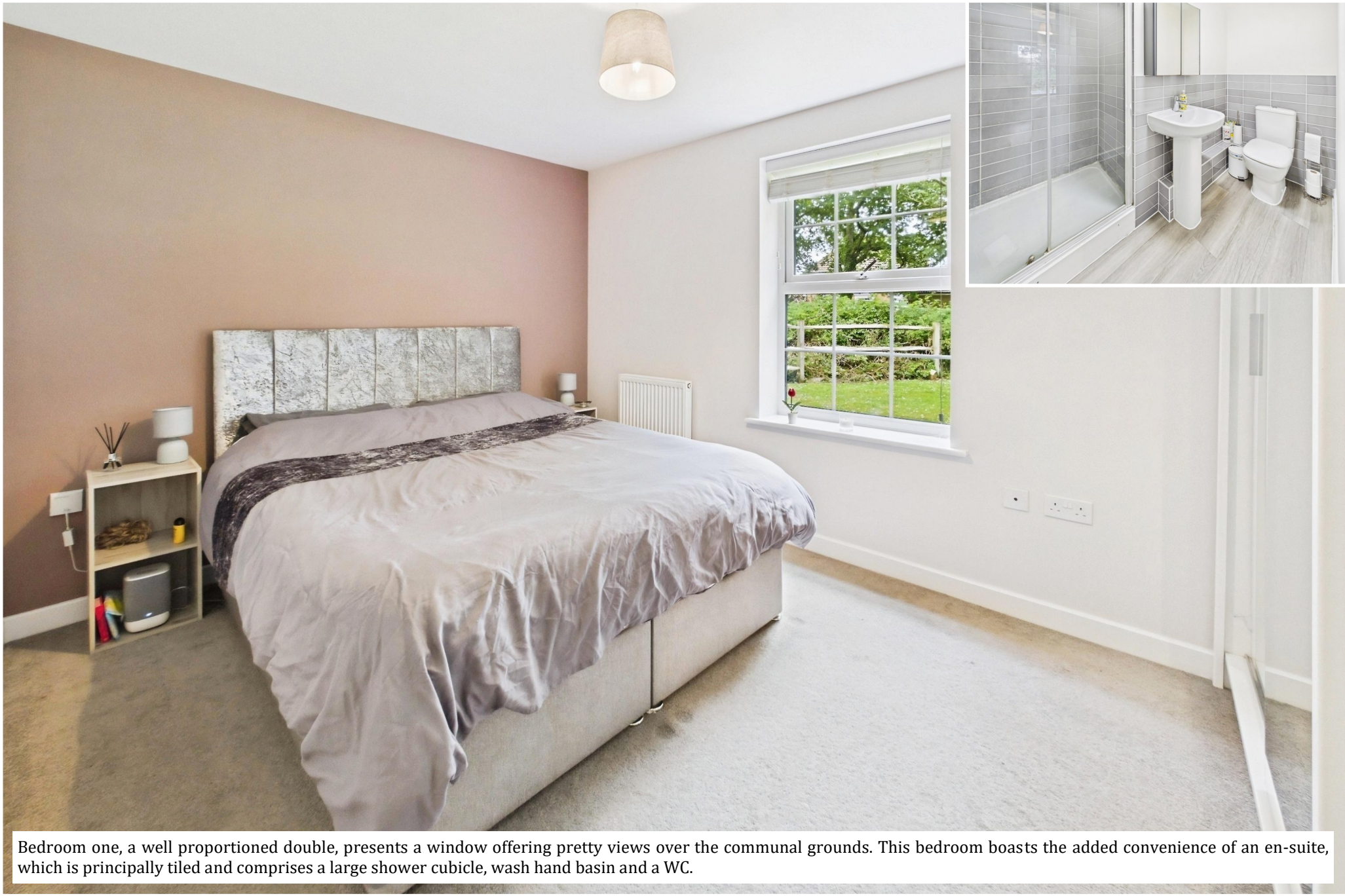
The Accommodation

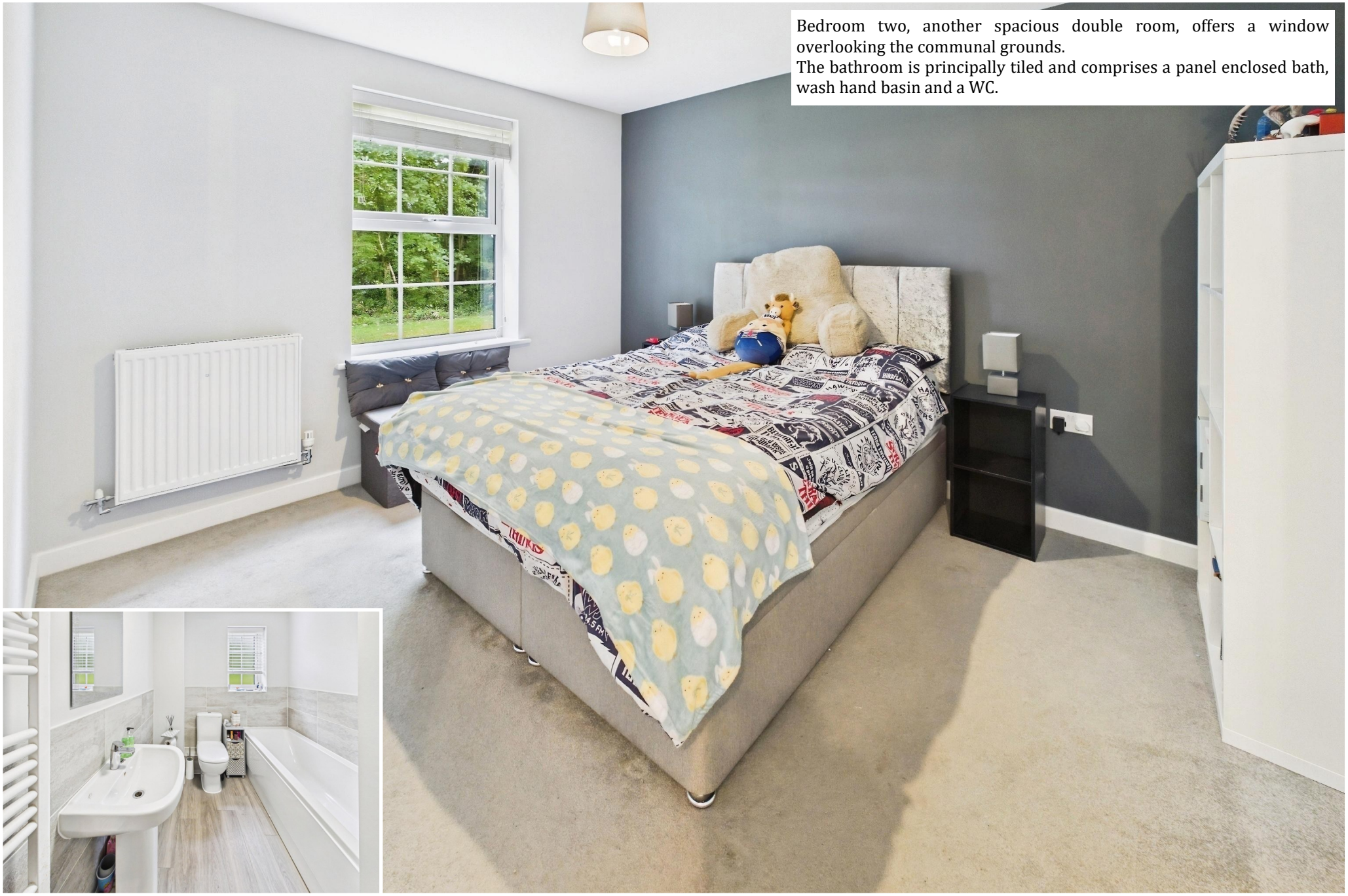
The apartment block benefits from a security entrance system to the communal areas. Upon stepping into the property, you are welcomed into the hallway offering doors to principal rooms and two cupboards providing useful storage. The heart of the home is the delightful open plan living/kitchen/dining area which is perfect for entertaining. This light filled space benefits from a beautiful bay window in the living area and a window in the kitchen.

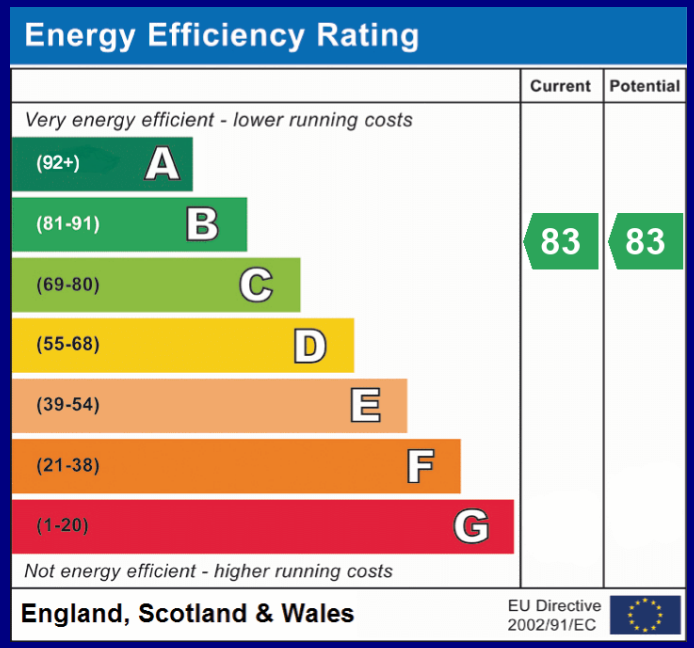
The modern fitted kitchen will prove popular with culinary enthusiasts and comprises a range of wall and base units with a worksurface over. Integrated appliances include a built under oven, four ring gas hob with an extractor hood above, fridge/freezer, and a washer/dryer.



Bedroom one, a well proportioned double, presents a window offering pretty views over the communal grounds. This bedroom boasts the added convenience of an en-suite, which is principally tiled and comprises a large shower cubicle, wash hand basin and a WC.

Bedroom two, another spacious double room, offers a window overlooking the communal grounds.
The bathroom is principally tiled and comprises a panel enclosed bath, wash hand basin and a WC.





COUNCIL TAX BAND: C - Fareham Borough Council. Charges for 2026/27 £2018.27.
UTILITIES: Mains gas, electricity, water and drainage.
LEASEHOLD: Residue of 155 years from 1st December 2013.
GROUND RENT: £360 per annum, due on 1st December each year and reviewed every 15 years.
SERVICE CHARGE:£1611.96 per annum, paid in two instalments on 1st February and 1st August.
NOTE: A charge of £50 plus 0.025% of the value paid upon sale.
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 enhanced images to add blue skies or 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.