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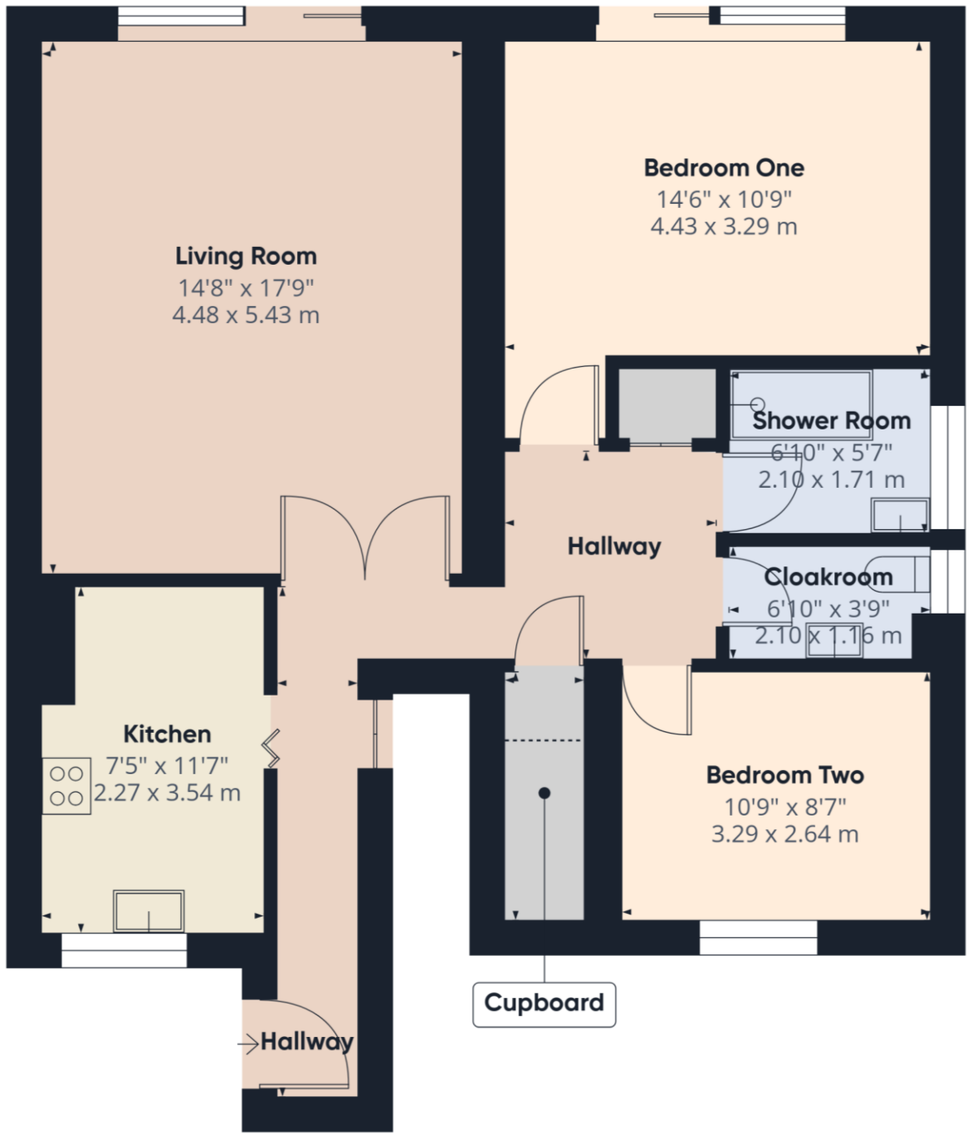
Swan Court, Church Lane, Bursledon, Southampton, SO31 8FS

Well presented two bedroom ground floor maisonette in a highly popular location, a mere stones throw from the picturesque River Hamble. The dwelling boasts spacious interiors, a private patio and garage. No forward chain.

£289,950 Leasehold

This well presented two-bedroom ground-floor maisonette offers a perfect blend of comfort and convenience. Situated just moments from the picturesque River Hamble, the property welcomes you with bright, neutrally decorated interiors that create an instantly inviting and spacious feel throughout. The layout is designed for effortless living, boasting a private patio that serves as an ideal spot for morning coffee or outdoor dining; there is direct access to beautifully landscaped communal gardens. A spacious living room, is ideal for relaxing alongside two double bedrooms. Externally there is added convenience of a garage.

The location is a haven for both outdoor enthusiasts and commuters alike. Sailing fans and nature lovers will thrive with marinas, popular local eateries, and tranquil woodland walks on the doorstep. The area boasts excellent transport links via road, rail, and regular bus routes. Whether you are looking for a retreat by the water or a well-connected home close to local amenities, this maisonette represents a wonderful opportunity for the discerning purchaser. By appointment only, call us today to arrange a viewing.



Approximate total area(1)

828 ft²

76.8 m²

Reduced headroom

17 ft²

1.6 m²

(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.

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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

Upon stepping into the property, you are welcomed into the hallway offering doors to principal rooms, an airing cupboard and a large walk-in cupboard providing useful storage.
The well proportioned and light filled living room is a lovely inviting space, perfect for both relaxing and entertaining. Sliding patio doors open out to the private patio.

The kitchen comprises a range of matching wall and base units with a worksurface, sink and drainer above. A window, above the sink, offers pretty views over the communal gardens. Integrated appliances include a built under oven, electric hob with an extractor hood above, fridge/freezer, dishwasher and a washing machine.

Bedroom one is a generously sized double room, your private sanctuary for relaxation. The room is filled with an abundance of natural light courtesy of sliding doors, which open directly out to the patio. There is fitted furniture to one wall, comprising wardrobes and drawers.

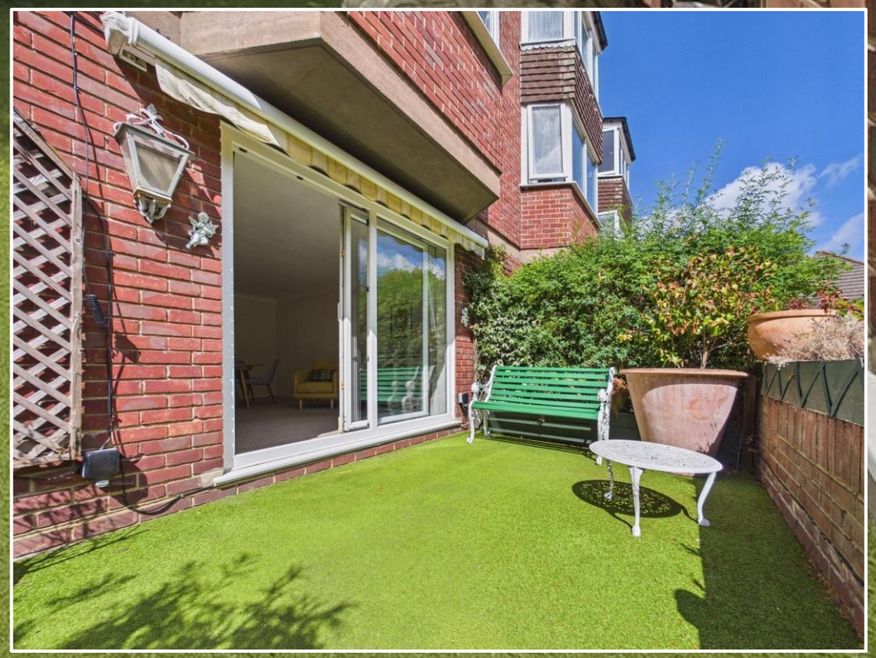
Bedroom two, a further double room, benefits from a full-length window providing views over the communal gardens.

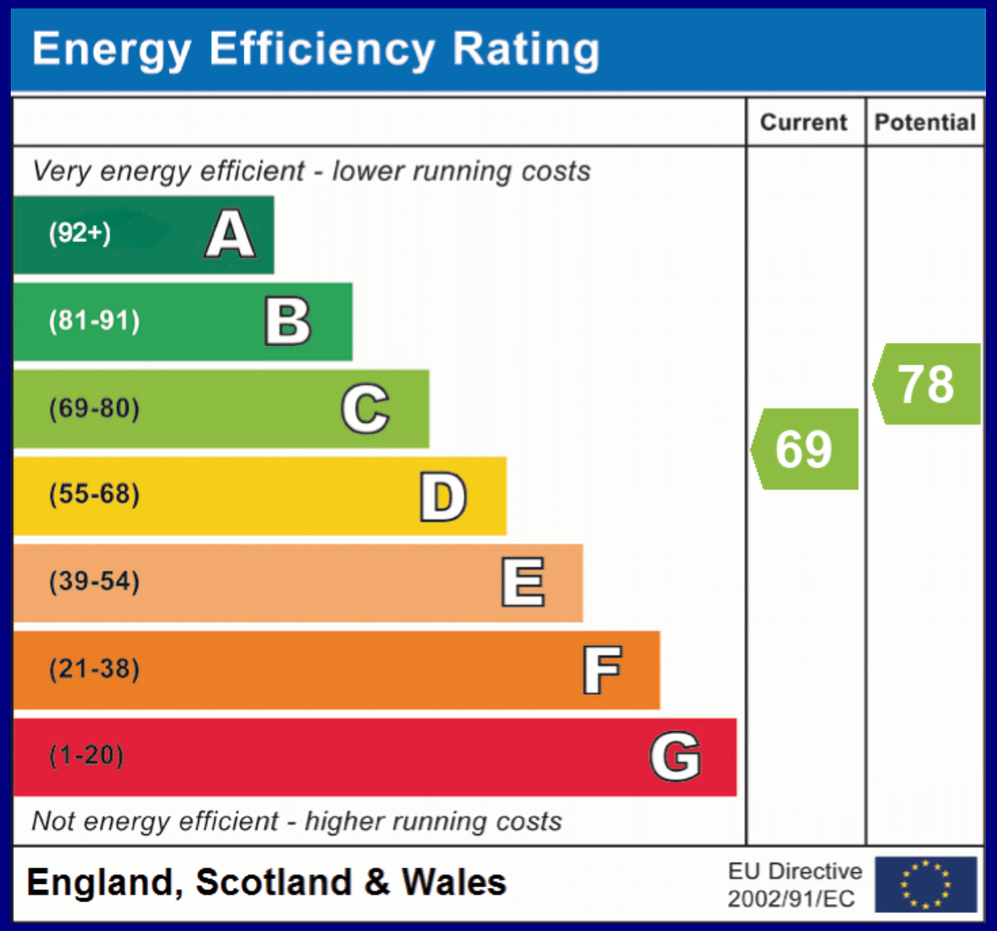
The modern shower room is principally tiled and comprises a large rainfall effect shower, vanity wash hand basin and a heated towel radiator.

A separate cloakroom, with a wash hand basin and WC, ensures comfort for all occupants and visiting guests.

Outside

The dwelling boasts a beautiful private and enclosed patio area, offering the idyllic spot for an early morning coffee, glass of your favourite tipple or al fresco dining. A gate provides access to the communal gardens, which are beautifully landscaped and largely laid to lawn with decorative planted flower beds.
A single garage en-bloc offers secure parking and benefits from power and lighting.





COUNCIL TAX BAND: B - Eastleigh Borough Council. Charges for 2026/27 £1796.29.
UTILITIES: Mains gas, electricity, water and drainage.
LEASE DETAILS: Residue of 150 years from 25th March 2003. Peppercorn ground rent. Service charge £1593.00. One ninth Share of Freehold.
Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.

Tel: 02380 404055 **Web: www.mannsandmanns.co.uk**

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The Property Ombudsman

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