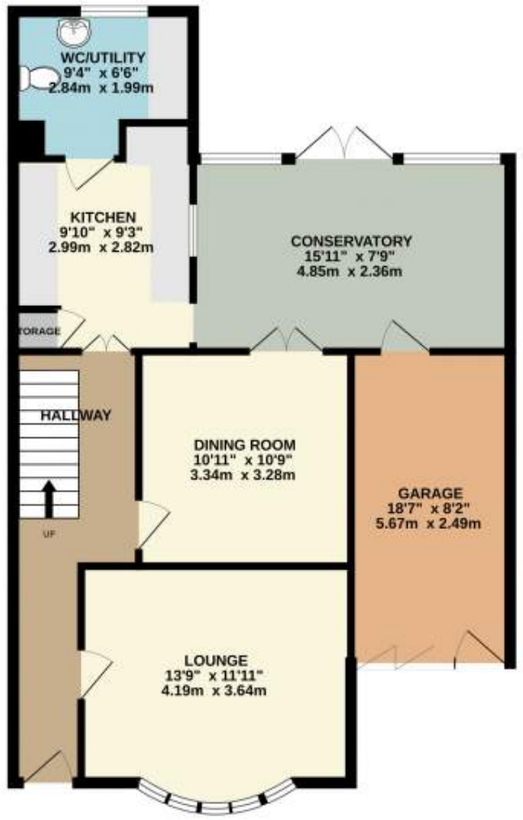
GROUND FLOOR
821 sq.ft. (76.3 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



SO31 5DP

TOTAL FLOOR AREA : 1297 sq.ft. (120.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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BRAMBLES

ASKING PRICE

£375,000

Freehold

New Road, SO31 5DP

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



New Road, Netley Abbey, SO31 5DP

3 Beds - 1 Baths

Brambles is pleased to welcome to the market this three-bedroom semi-detached home, situated in the sought-after area of Netley. Offering spacious accommodation with character features throughout, the property further benefits from a garage and driveway parking.

FEATURES

- Periodic features throughout
- Three reception rooms
- Large south facing garden
- Garage
- Driveway
- Double glazing and central heating









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Situated in the heart of Netley Abbey, the property enjoys a desirable location within easy reach of the village amenities and surrounding waterfront. The beautiful Royal Victoria Country Park is just a short walk away, offering extensive open spaces, woodland walks and stunning coastal views. Southampton Water is also close by, with several sailing clubs in the area, making this an ideal location for sailing enthusiasts and those who enjoy the relaxed coastal lifestyle. From the outset, the property makes a lovely impression with its attractive enclosed front courtyard. Stepping inside, the character and charm continue throughout, with high ceilings, ornate coving and decorative ceiling roses adding to the sense of space and period appeal. The lounge is a particularly attractive room, featuring a grand bay window and an attractive fireplace with an electric cast iron coal/wood effect burner, creating two lovely focal points. Moving through the property, you will find a separate dining room with access to the conservatory, providing additional reception space and a pleasant outlook over the garden. The modern kitchen is finished to a high standard, incorporating a range of integrated appliances and attractive quartz worktops. Completing the ground floor is a useful cloakroom incorporating a utility area. Upstairs, the property offers three bedrooms, including two particularly spacious double bedrooms. The accommodation is complemented by an exceptionally large four-piece family bathroom, which provides a real wow factor and is a standout feature of the home. Further benefits include a particularly spacious south-facing rear garden, ideal for enjoying the sunshine, along with a garage which can also be accessed directly from the conservatory and driveway parking providing plenty of space for vehicles. The property has also benefited from a rewire and the installation of a new heating system within the last four and a half years.



Outside

Tiled front courtyard fully enclosed with a decorative wrought iron gate and flower beds with established planting, porch canopy.

Hall

Composite door, coir matting, tiled flooring, skirting boards, stairs rising to the first floor, glass fronted cupboard housing electric meter and fuse box, fitted under stairs cupboards, dado rail, radiator with radiator cover, doors leading to reception, dining room and kitchen.

Lounge (13' 9" x 11' 11") or (4.19m x 3.64m)

Fitted carpet, skirting boards, double glazed bay window, Decorative fireplace with electric cast iron coal/wood effect burner and white timber mantelpiece, patterned tiled back panel and stone heart, cast iron style radiator, picture rail, ornate coving.

Dining Room (10' 11" x 10' 9") or (3.34m x 3.28m)

Fitted carpet, skirting boards, coving, picture rail, flat panel vertical radiator, french door with glass panel to the side leading to the conservatory.

Conservatory (15' 11" x 7' 9") or (4.85m x 2.36m)

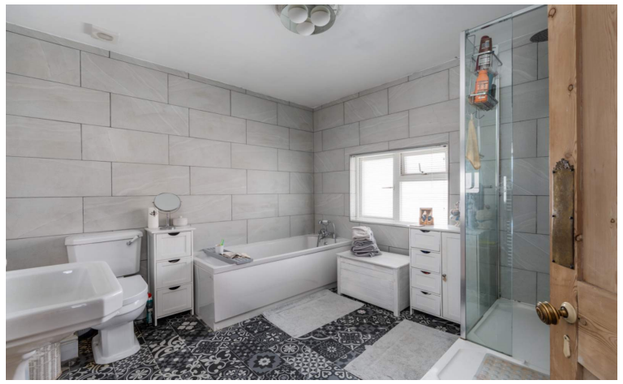
Tiled flooring, sloping roof, full-height double glazing including french doors to the garden, wooden door to the garage, flat panel vertical radiator.

Kitchen (9' 10" x 9' 3") or (2.99m x 2.82m)

French doors, tiled flooring, matching base and wall units, derivative quartz work tops, butler style sink with a chrome mixer tap, tiled splashbacks, wide opening through to the conservatory, integrated electric oven, four point gas hob, fridge freezer and dishwasher, extractor fan, door to WC.

W.C/Utility (9' 4" x 6' 6") or (2.84m x 1.99m)

Tiled flooring, tiled walls, inset spotlights, base unit with a work top and space for washing machine, chrome ladder style heated towel rail, low level WC, hand wash basin with a chrome mixer tap built into a vanity unit, Worcester combi boiler, double glazed opaque window to the back.





Landing

Fitted carpet, skirting boards, dido rail, arched opening, access to the loft, oak wooden doors leading to all rooms, coving.

Bathroom (9' 10" x 9' 2") or (3.00m x 2.80m)

Tiled flooring, pedestal hand wash basin with hot and cold taps, chrome ladder style heated towel rail, low level WC, fully tiled walls, double glazed opaque window to the, panelled bath with a chrome mixer tap and a handheld shower attachment, walk in shower with a glass screen, chrome rainfall effect wall mounted shower head and a handheld shower attachment, extractor fan.

Master Bedroom (11' 11" x 10' 8") or (3.64m x 3.26m)

Fitted carpet, skirting boards, radiator, double glazed window to the front, coving.

Bedroom 2 (11' 0" x 10' 9") or (3.36m x 3.27m)

Fitted carpet, skirting boards, radiator, double glazed window to the back, large fitted wardrobe with sliding doors, ornate coving.

Bedroom 3 (8' 4" x 6' 5") or (2.53m x 1.95m)

Fitted carpet, skirting boards, radiator, double glazed window to the front, coving.

Garage (18' 7" x 8' 2") or (5.67m x 2.49m)

Power and lighting, side hinged doors.

Garden

Paved patio, laid to lawn, paved pathway leading to a shed, flower beds with shrubbery and well established plants.

Other

Eastleigh Borough Council Tax Band C - £2,084.51 2025/26 charges. Vendor found a property with no onward.









Brambles Estate Agents Ltd have not checked the suitability, specifications or working conditions of any services, appliances or equipment. The enforceability and validity of any guarantee cannot be confirmed by the Agent even though documents may exist. It should not be assumed that any fittings or furnishings photographed are included in the sale unless specified; nor that the property remains as shown in the photograph.