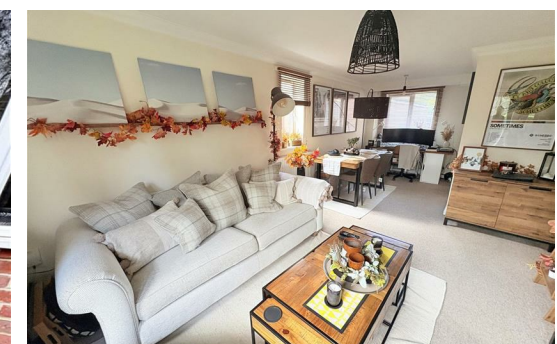


TOTAL APPROX. FLOOR AREA 64.2 SQ.M. (691 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Contact

25 Stubbington Green
Fareham
Hampshire
PO14 2JY

E: hello@chambersagency.co.uk

T: 01329665700

<https://www.chambersstateagency.com/>



3
Yachtsman Close
Bursledon
Southampton
Hampshire
SO31 8JJ



01329 665700
Stubbington

Bursledon

02380 010440

**3 Yachtsman Close
Bursledon
Southampton
SO31 8JJ**

Asking Price £225,000
Leasehold

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A beautifully presented two-bedroom ground floor apartment, boasting the added benefits of its own garage and off-road parking. The property features an en-suite to the master bedroom and enjoys direct access to the well-maintained communal garden, perfect for relaxing or entertaining. Offered with no forward chain, this fantastic apartment truly deserves an early internal viewing to fully appreciate both the quality of accommodation on offer and its superb location. Ideally situated close to the local marina and the River Hamble, perfect for paddleboarding and waterside walks, it also benefits from excellent transport links. These include a nearby train station with direct access to London, convenient bus routes to Gunwharf Quays and Southampton, as well as easy access to the M27 motorway for commuters. Call Chambers today 01329 665700.

Communal Hallway
Entrance Hallway
Access to cloaks/storage cupboard, intercom telephone system, radiator.

Lounge
22'10" x 11'5" narr 7'4" (6.96 x 3.48 narr 2.26)
Double glazed French doors to garden, two further windows, space for dining table and chairs, radiator.

Kitchen
7'10" x 7'1" (2.39 x 2.16)
Fitted with a range of wall and base cupboard/drawer units with work surfaces over and under unit lighting, inset ceramic sink unit with mixer tap, wall mounted Worcester boiler, integrated appliances including an electric oven with an 'AEG' induction hob, plumbing for washing machine, space for slimline dishwasher and space for fridge/freezer.

Master Bedroom
10'10" x 9'10" (3.32 x 3.02)
Double glazed window to side elevation, built in double wardrobe with mirrored sliding doors, radiator, door to:

En-Suite Shower Room
Fitted with a fully tiled shower cubicle, pedestal wash hand basin, low level WC, extractor fan, inset spotlights ceiling, shaver point, inset spotlights to ceiling chrome heated towel rail.

Bedroom 2
10'8" max x 8'7" (3.27 max x 2.63)
Double glazed window to side elevation, built in double wardrobe with mirrored sliding doors, radiator.

Family Bathroom
Fitted with a panel bath with Victorian style mixer tap over, glazed shower screen, low level WC, pedestal wash hand basin, half tiled walls, extractor fan, chrome heated towel rail.

Outside
Patio Area
Private patio accessed from patio doors.

Garage
Roller door, eaves storage.

Hardstand
Directly in front of garage.

Communal Gardens
Well kept landscaped gardens laid to lawn with mature hedgerow.

Leasehold Information
We have been advised by the current owners that the following charges currently apply to the property:

Service Charge: £823.23 (per six months)
Insurance: £551.70 (per annum)
Ground Rent: £195.00 (per annum)

Please confirm these details with your solicitor.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

