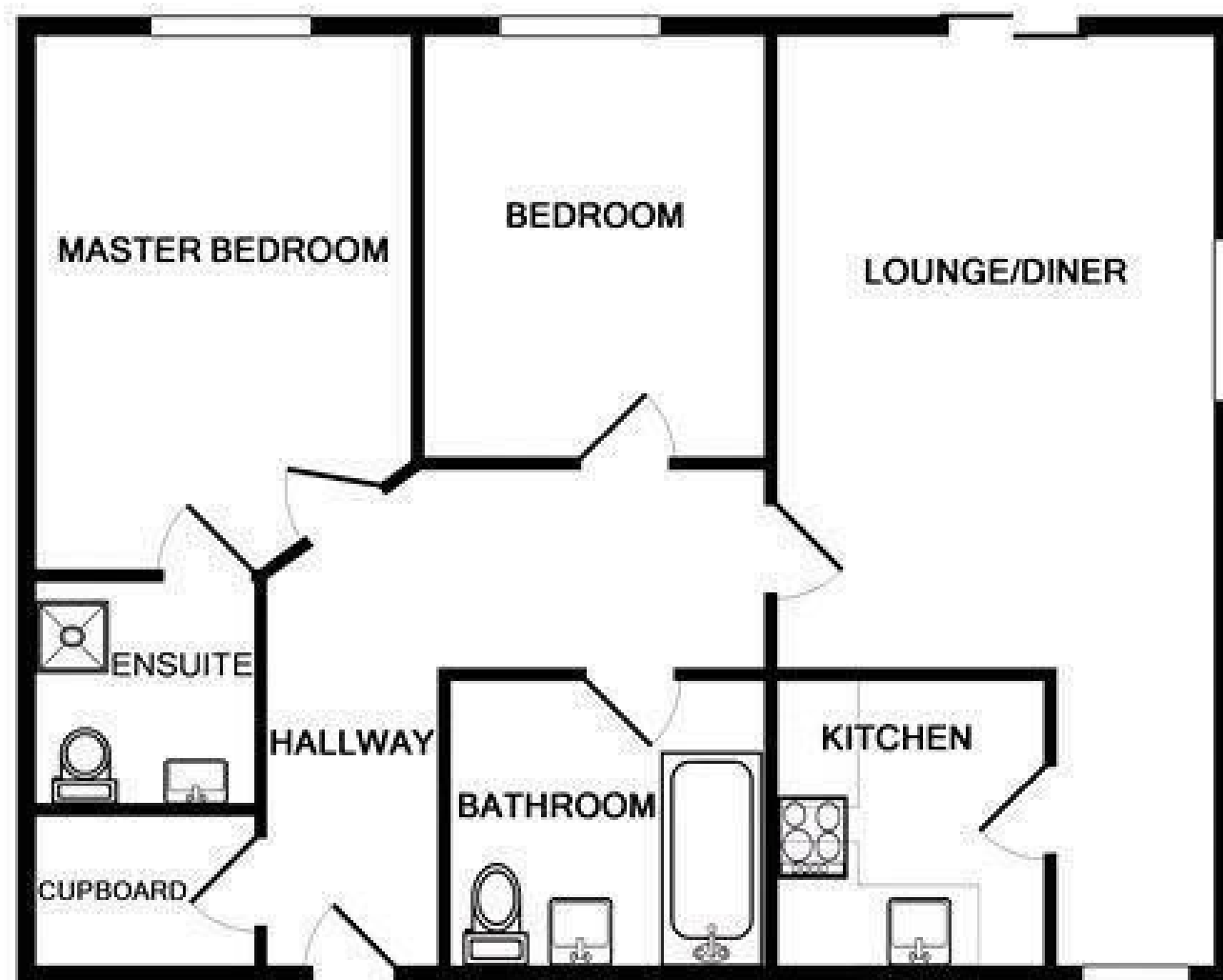




TOTAL APPROX. FLOOR AREA 64.2 SQ.M. (691 SQ.FT.)

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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3 Yachtsman Close
Bursledon
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Offers Over £215,000
Leasehold



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 ceiligm 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.

