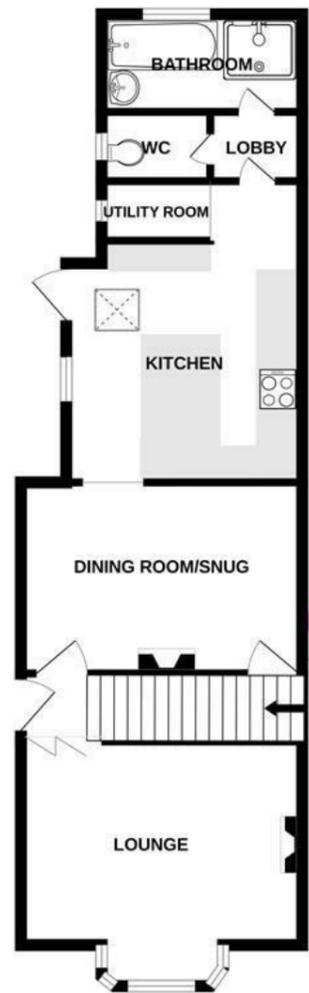
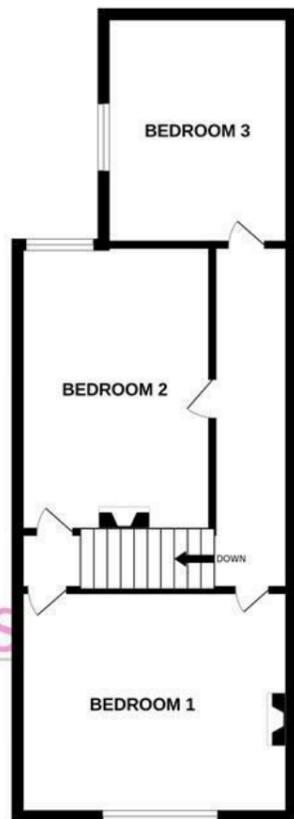


GROUND FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR  
474 sq.ft. (44.1 sq.m.) approx.



THREE BED SEMI-DETACHED

TOTAL FLOOR AREA: 1036 sq.ft. (96.3 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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Beaumont  
Hamble Lane  
Bursledon  
Bursledon  
SO31 8DR



01329665700

Stubbington

**Beaumont Hamble Lane  
Bursledon  
Bursledon  
SO31 8DR**

£350,000  
Leasehold

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  2
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Victorian Semi detached property has been lovingly restored by the present owners. The accommodation comprises of a cosy lounge, dining room/snug, refitted kitchen, refitted bathroom and three very spacious double bedrooms. Outside the extensive rear garden is approximately 100ft with a favourable South Facing aspect. There is also a home office/garden lodge which has a variety of uses. If you are looking for a character property mixed with modern finishes this property offers a very high specification throughout. Additional benefits include triple glazed windows to front and off road parking parking at the front of the property. Situated to nearby amenities including the village shops, Tesco Superstore, Victoria Country park and the River Hamble makes this an excellent purchase for First Time Buyers or families needing a large garden. Please call soon to avoid missing out on this property and call Chambers Sales and lettings on 01329 665700 to arrange a viewing.

**Entrance Hallway**  
Accessed via a composite front door, stairs to first floor landing, ceramic tiled flooring, access to dining room and lounge.

**Lounge**  
13'3" x 12'11"  
Bay window to front elevation with UPVC triple glazing and fitted shutter blinds, feature fireplace with gas living flame fire, ceramic tiled floor, smooth skimmed coved ceiling, radiator.

**Dining Room**  
12'10" x 10'11"  
Feature chimney breast with fitted log burner, ceramic tiled flooring, access to understairs storage cupboard, radiator, coved ceiling, open access to:

**Kitchen**  
12'8" x 9'7"  
Double glazed window and UPVC door to side elevation, skylight, A superb refitted kitchen comprising of modern white gloss units incorporating a breakfast bar, inset sink unit with gold effect mixer tap, integrated appliances including an eye level oven, built in microwave, induction hob with cooker hood over, integrated fridge/freezer, ceramic tiled floor, inset spotlights to ceiling, radiator.

**Inner Lobby**  
Double glazed window to side elevation, plumbing and space for washing machine. Wall mounted Valilant boiler (Replaced in 2021). Access to cloakroom and bathroom.

**Downstairs Cloakroom**  
Double glazed window to rear elevation, WC with sink attached over, complementary tiling, ceramic tiled floor, chrome heated radiator.

**Family Bathroom**  
Double glazed window to rear elevation, fitted with a white suite comprising of bath with mixer tap, fully enclosed separate shower cubicle, half tiled walls, tiled sink unit with mixer tap, ceramic tiled floor, inset spotlights to ceiling, chrome heated radiator.

**First Floor Landing**  
Access to loft via void with fitted ladder, access to all three bedrooms.

**Bedroom 1**  
12'11" x 10'11"  
Triple glazed windows to front elevation, access to wardrobe/cupboard, feature ornate fireplace, radiator.

**Bedroom 2**  
10'11" x 10'1"  
Double glazed window to rear elevation, access to cupboard/wardrobe, ornate feature fireplace, spots, radiator.

**Bedroom 3**  
9'11" x 8'11"  
Double glazed window to side elevation, built in double wardrobe with sliding doors, inset spotlights to smooth skimmed ceiling, radiator.

**Outside**  
**Hardstand**  
Offering off road parking.

**Rear Garden**  
A well presented rear garden measuring approximately 100ft long with a boundary fence and mature hedgerow, raised patio area with feature pergola over, main area laid to lawn with shrub borders, further patio area leading to the garden room. This garden is a true gardeners delight and has a favourable south facing aspect.

**Garden Room**  
18'7" x 9'9"  
An insulated unit with fitted white gloss units, integrated fridge, wooden flooring, French style doors, outside lighting, inset spotlights to ceiling, separate consumer unit, two wall mounted electric heaters.

**Tenure**  
This property benefits from the remainder of a 1000 year lease from 1870. We understand that there are no service charges or ground rents payable.

**Beaumont**  
Standard construction under a tiled roof. Heating Source-Gas Central Heating. Mains Water & Sewerage . Council Tax C. Broadband & Mobile Phone reception, you should satisfy yourself on both speeds and availability by visiting <https://checker.ofcom.org.uk>

The vendor has experienced no flooding issues and is not aware of any planning applications that will impact their property, you should though visit Eastleigh Borough Councils planning portal to satisfy yourself.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	81
(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	