BRAMBLES

Brambles Estate Agents
Portsmouth Road
Bursledon
Hampshire
SO31 8EQ

02380 408 200
enquries@brambles-estateagents.com
www.brambles-estateagents.com

# Lionheart Way Bursledon Southampton Hampshire SO31 8GF

£325,000











- Three-bedroom semi-detached family home

**Ref: PRA12797**

Viewing Instructions: Strictly By Appointment Only

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## General Description

A three-bedroom, semi-detached home situated in a sought-after Bursledon location. Offering spacious living accommodation, conservatory, garage, and driveway parking. Ideally positioned close to local amenities, schools, transport links, and the River Hamble. This is a fantastic family home in a popular residential setting.

## Accommodation

### Outside

Driveway parking for three cars.

### Hallway

Double glazed front door. Laminate flooring. Vertical radiator. Wooden staircase with runner and stair rods. Double doors to lounge.

### Lounge (13' 3" x 12' 9") or (4.04m x 3.88m)

Double glazed window to front. Continuation of laminate flooring. Gas fire place with mantle and hearth. Under stairs storage cupboard. Radiator. Archway opening to dining room.

### Dining Room (9' 8" x 8' 8") or (2.94m x 2.65m)

Continuation of laminate flooring. Skirting boards. Radiator. Doorway to kitchen. Archway opening to conservatory.

### Kitchen (16' 0" x 7' 6") or (4.88m x 2.28m)

Two windows to side aspect, looking through to lean-to. Laminate floor tiles. Full range of wall & base units. Ample work surfaces. Stainless steel sink and half with drainer and chrome mixer tap. Wall mounted boiler. Integrated electric oven and electric hob with extractor hood above. Space for washing machine, dishwasher and fridge freezer. Radiator.

### Conservatory (10' 1" x 5' 10") or (3.07m x 1.79m)

Glazing to rear. Poly carbonate roof. Continuation of laminate flooring. Vertical radiator. Doorway to WC. UPVC double glazed door to lean-to.

### W.C (3' 9" x 2' 4") or (1.14m x 0.70m)

Vinyl flooring. Tiled walls. Low level WC with cistern. Hand wash basin with chrome taps.

### LEAN TO (16' 9" x 8' 1") or (5.10m x 2.46m)

Rolling garage door to driveway. Poly carbonate roof. Access to garage.

### Landing

Double glazed window to side. Carpet. Moulded skirting boards. Loft access. Doorways lead to all rooms.

### Bedroom 1 (13' 2" x 8' 10") or (4.01m x 2.68m)

Double glazed window to front. Carpet. Moulded skirting boards. Radiator. Built in storage system with wardrobes, shelving and over head units. Radiator.

### Bedroom 2 (9' 1" x 9' 2") or (2.76m x 2.80m)

Double glazed window to rear. Carpet. Moulded skirting boards. Decorative wall panelling. Radiator. Airing cupboard housing the water tank.

## Bedroom 3 (9' 8" x 6' 6") or (2.95m x 1.98m)

Double glazed window to front. Carpet. Skirting boards. Built-in storage cupboard. Radiator.

## Bathroom (6' 1" x 6' 2") or (1.86m x 1.87m)

Vinyl flooring. Tiled wall. White panel bath with electric shower above. Wash basin with chrome taps and vanity unit below. Low level WC with concealed cistern. Inset spot lights. Ladder style heated towel rail.

## GARDEN

Split level. Areas laid to lawn. Flower beds. Paved pathway with a couple of steps leading to rear section. Patio area. Barbecue area. Access to garage.

## GARAGE (17' 10" x 8' 1") or (5.43m x 2.46m)

Rolling garage door. Space for tumble dryer. Windows to side. UPVC double glazed door to garden.

## Other

Eastleigh Borough Council Tax Band C £2052.91 2026/27 charges.
Vendors position: Need to find

## Services

EPC Rating:59

## Tenure

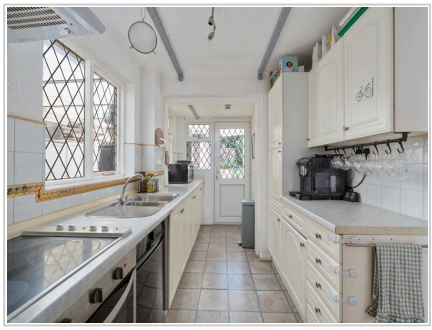
We are informed that the tenure is Freehold

## Council Tax

Band Not Specified





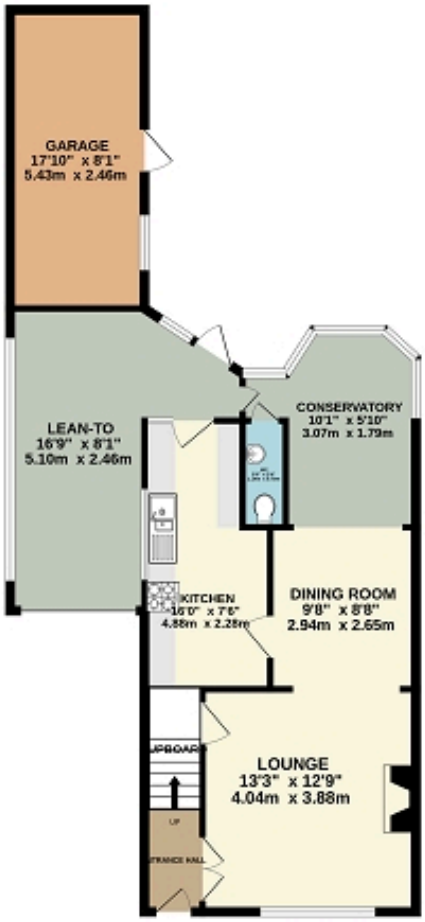





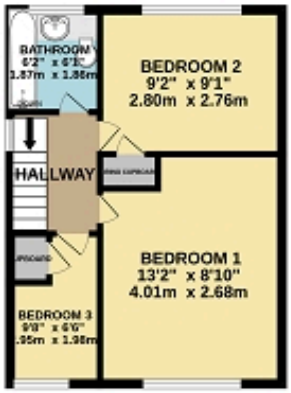





GROUND FLOOR
827 sq.ft. (76.9 sq.m.) approx.




1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.




TOTAL FLOOR AREA : 1188 sq.ft. (110.4 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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*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us.*

*Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*