



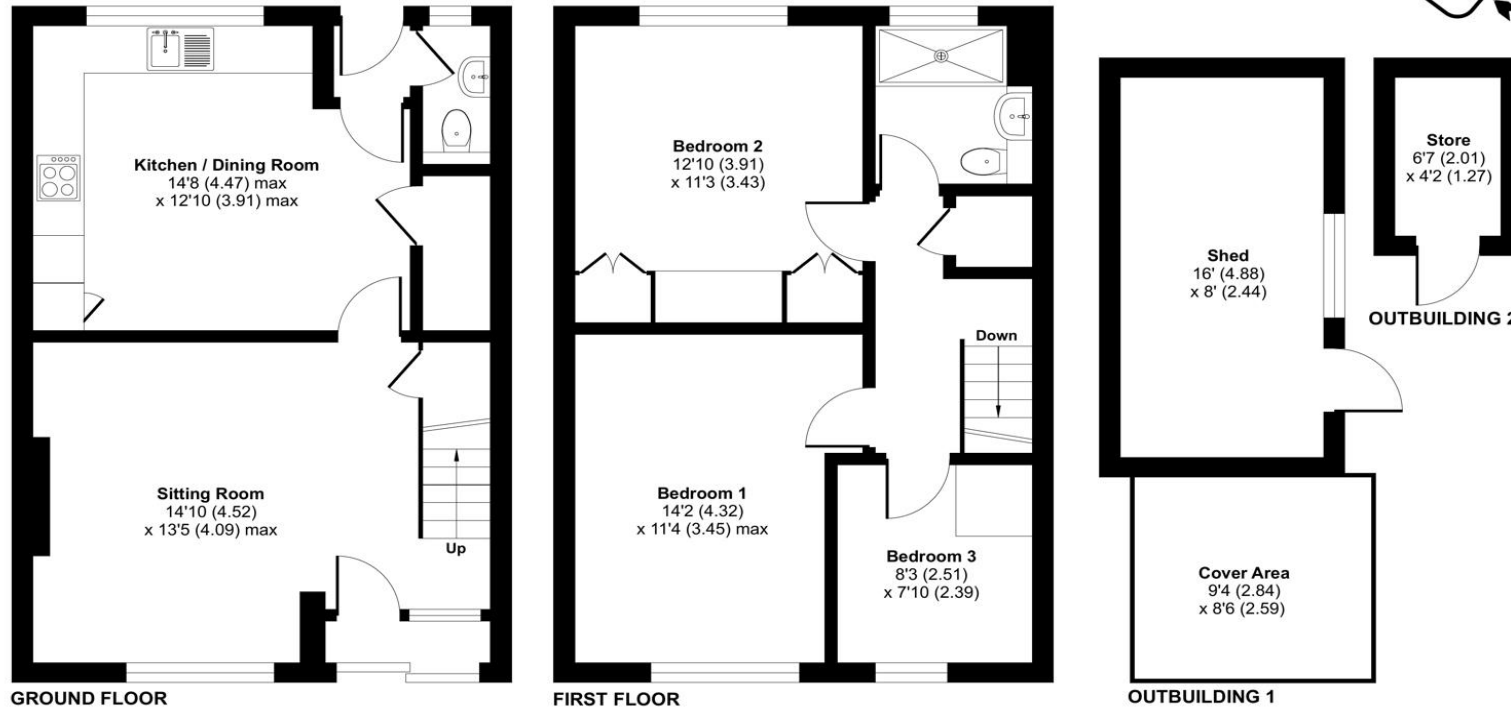
Eyeworth Walk, Dibden, Southampton, Hampshire, SO45 5WF



## ACCOMMODATION

Representing an ideal first-time home, or investment opportunity is this end of terrace property, perfectly positioned in the sought-after residential area of Dibden. This property boasts several desirable features, including an open plan kitchen/dining room and a separate bright and roomy sitting room, making it an ideal choice for comfortable living. Upon entering via the storm porch, you are greeted by the generously sized sitting room that is bathed in natural light through large windows. The view overlooks the front garden, creating a pleasant and inviting atmosphere. The clever use of space includes understairs storage, enhancing the practicality of the living area with a convenient guest cloakroom. On the first floor, the property continues to impress with three generous bedrooms. The principal bedroom is enhanced by a range of fitted wardrobes, providing ample storage space. The second bedroom offers flexibility with room for free-standing furniture. The contemporary family bathroom showcases a white suite with a shower over the bath, combining functionality with modern aesthetics. Externally, the private rear garden is mainly laid to shingle for low maintenance and creates a peaceful outdoor retreat. An access gate at the rear of the garden leads to two allocated parking spaces, ensuring convenience for residents.

Approximate Area = 966 sq ft / 89.7 sq m  
 Outbuilding = 156 sq ft / 14.4 sq m  
 Total = 1122 sq ft / 104.1 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/cheom 2024. Produced for Charters Estate Agents Limited. REF: 1082096



## SITUATION

The property is situated in a sought-after residential development, providing a desirable living environment. It enjoys proximity to The New Forest National Park, highlighting its appeal for nature enthusiasts and those seeking outdoor activities. Additionally, the property is conveniently located near the waterfront, offering picturesque views and opportunities for waterfront activities. Residents can take advantage of various local amenities, such as the Applemore Recreation Centre, ideal for sports and leisure activities. The presence of a Tesco superstore nearby ensures convenient access to essential shopping needs. For golf enthusiasts, a golf centre with a driving range is within reach, providing a recreational outlet.

The neighbouring villages of Hythe and Dibden Purlieu expand the range of amenities available. Residents can explore local shops, bars, and restaurants, fostering a sense of community. Furthermore, these villages serve as crucial travel hubs with convenient links to surrounding areas. A notable transportation option is the passenger ferry service from Hythe Pier to Town Quay, Southampton. This ferry service offers residents a scenic and efficient means of transportation, enhancing connectivity to Southampton and its broader metropolitan region. Overall, the property's location combines natural beauty, recreational opportunities, and accessibility to essential services, creating an attractive residential setting.



**SPECIFICATION**

- Generous end of terrace home
- Sought-after residential area
- Three large bedrooms
- Recently refitted kitchen/dining room
- Spacious sitting room with storage cupboard
- Family shower room and guest cloakroom
- Enclosed rear garden with shed and store
- Two allocated parking spaces

**LOCAL AUTHORITY**

New Forest District Council

Council Tax Band - C

**ASKING PRICE**

Asking Price £285,000

**TENURE**

Freehold