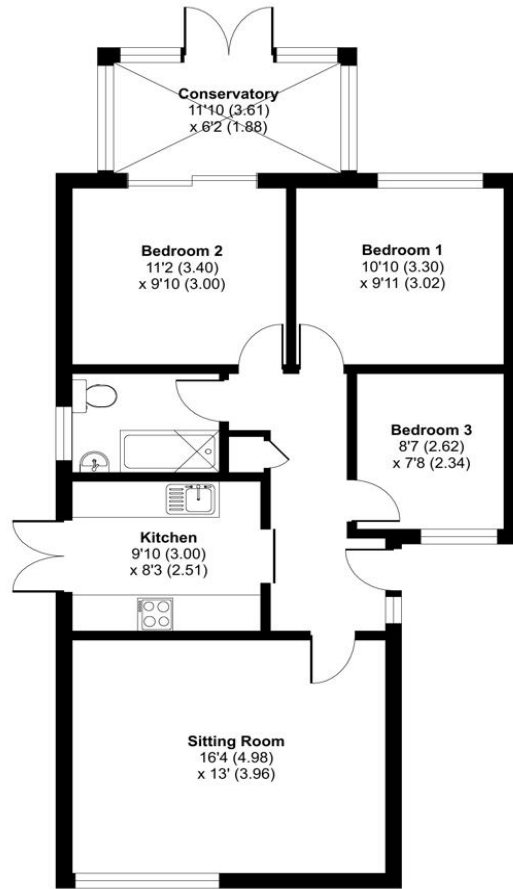




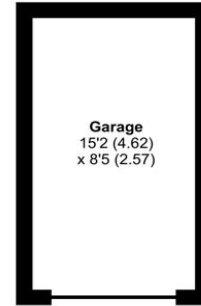


## ACCOMMODATION

Welcome to this charming three-bedroom detached bungalow nestled on Bye Road in the heart of Swanick. This inviting residence offers a perfect blend of comfort, convenience, and modern living, making it an ideal home for families or those seeking a peaceful retreat. As you step inside, you are welcomed into a bright and spacious sitting room adorned with a large window that floods the space with natural light. From here, you can enjoy lovely views of the front garden. The modern kitchen has been tastefully upgraded, offering a sleek and functional space for culinary endeavours. With ample storage and worktop space, cooking meals for loved ones is a pleasure in this well-appointed kitchen. The family bathroom features a luxurious bath and a heated towel rail, providing a spa-like experience for ultimate relaxation. Two of the three bedrooms are found at the rear of the home and one of the bedrooms is currently utilised as a home office. The delightful conservatory offers the perfect spot to admire the beauty of the garden. With double doors opening out onto the lawn and patio area, indoor-outdoor living is seamlessly integrated, creating a wonderful space for entertaining guests or simply enjoying quiet moments surrounded by nature. The quintessentially English garden is well-established and the range of plants creates a wonderful backdrop whatever the season. To the front, this property boasts off-street parking on the driveway and a single garage, providing ample space for vehicles or storage. This bungalow enjoys a prime location less than a 5-minute walk from the marina with its restaurants and bars.



**GROUND FLOOR**



Approximate Area = 823 sq ft / 76.4 sq m  
 Garage = 129 sq ft / 12 sq m  
 Total = 952 sq ft / 88.4 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	67	
(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). © nchecon 2024. Produced for Charters Estate Agents Limited. REF: 1116471



## SITUATION

Swanwick is a village in Hampshire, east of the River Hamble and north of the M27 motorway. The village is the site of the London Area Control Centre and the London Terminal Control Centre, part of the National Air Traffic Services Air Traffic Control Centre, and Bursledon Brickworks, the last remaining example of a Victorian steam-powered brickworks. Schooling in the area is excellent with Sarisbury Juniors being one of the best schools in the country. There are lovely walks to the nature reserve, marina and the river Hamble, with plenty of stop-off points such as Spinnaker, Elm Tree and The Jolly Sailor. The sheltered location of Swanwick Marina and its excellent facilities make it an ideal base, with 24-hour access to the famous cruising grounds of the Solent. The picturesque River Hamble is one of the most important yachting centres in the U.K. This pretty 300-berth marina has the combined benefits of a fantastic setting plus excellent facilities.



**SPECIFICATION**

- Detached bungalow
- Three bedrooms
- Garage and driveway parking
- Highly sought-after location
- Refurbished to a high standard
- All season landscaped garden
- Summerhouse with power

**LOCAL AUTHORITY**

Fareham Borough Council  
Council Tax Band: D

**GUIDE PRICE**

£550,000

**TENURE**

Freehold