



Station Road, Netley Abbey, Hampshire, SO31 5AE

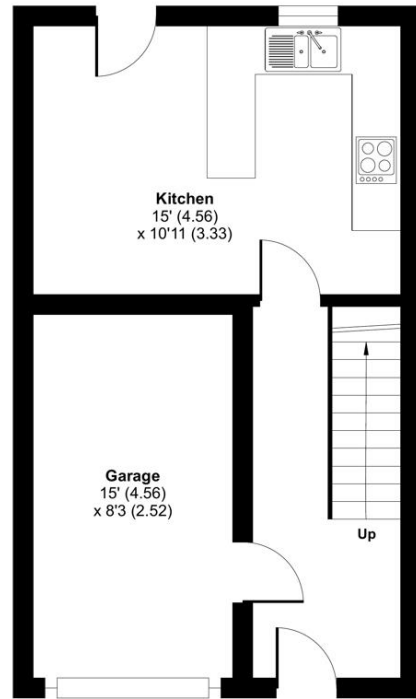


## ACCOMMODATION

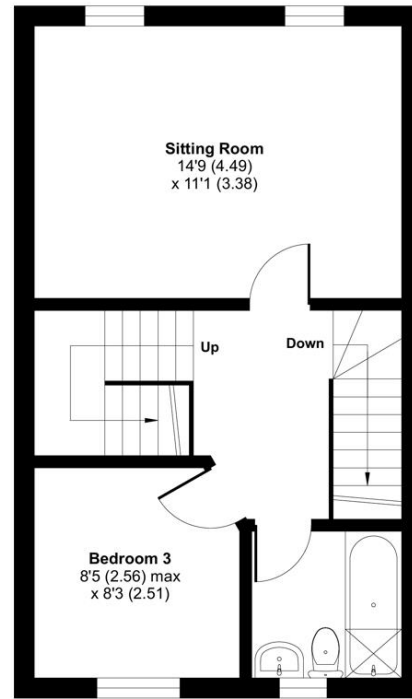
Welcome to this delightful three-bedroom terraced townhouse, perfectly situated on the desirable Station Road in the heart of Netley Abbey. This well-presented home offers a blend of modern living spaces and convenience, making it ideal for families, professionals, or anyone seeking a comfortable and stylish home. Upon entering the property, you are greeted by a spacious kitchen diner, beautifully designed to be the heart of the home. This area is perfect for both everyday meals and entertaining guests, featuring modern fittings and ample space for a dining table. The rear kitchen door opens directly onto a well-maintained, enclosed rear garden, providing a seamless transition between indoor and outdoor living spaces. Additionally, there is direct access to the integral garage from within the property, adding to the convenience and functionality of the home. The second floor comprises a cozy lounge, offering a perfect retreat for relaxation and family time. Adjacent to the lounge is a versatile bedroom currently being used as a home office, ideal for those working remotely or needing a quiet study space. Completing this floor is the contemporary family bathroom, equipped with modern amenities to cater to all your needs.



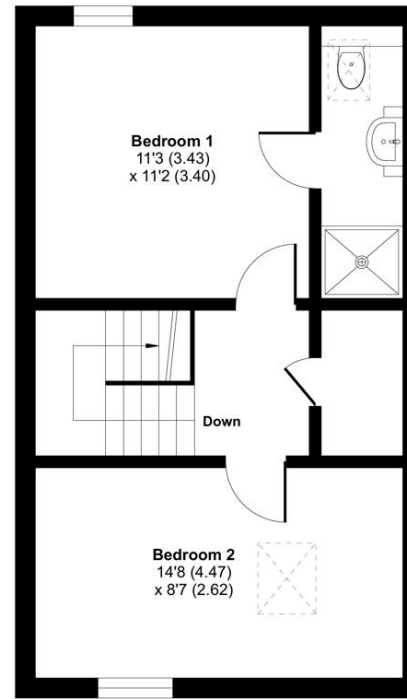
Approximate Area = 1051 sq ft / 97.6 sq m  
Garage = 120 sq ft / 11.1 sq m  
Total = 1171 sq ft / 108.7 sq m  
For identification only - Not to scale



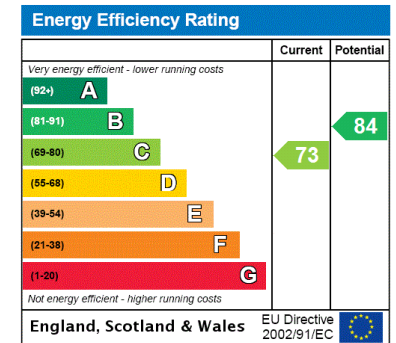
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Scan the QR code to find out more information about this property.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1165262



## SITUATION

The ancient village of Netley Abbey is situated between the city of Southampton and the historic village of Hamble. Netley has a traditional English village aesthetic boasting many local amenities and shops including grocery stores, a baker, chemist, hairdressers and post office. The buoyant boating communities at The River Hamble and the Solent Estuary are close by, as are the Rose Bowl, Meon Valley Hotel Golf and Country Club and Royal Victoria County Park, where you can walk and ride on tracks through the surrounding woodland with access straight onto the waterfront. Local independent schooling is highly regarded with West Hill Park, Fairways, St Mary's Independent School and The Gregg and St Winnifred's Schools Trust all nearby. Communication links include a station with connections to Southampton and Portsmouth, road access to M27 and M3, and Southampton International Airport for further afield destinations.



**SPECIFICATION**

- Three Bedroom family home
- Townhouse
- Ensuite onto principal bedroom
- Rear enclosed garden
- Integral garage and off-road parking
- Close to shops and amenities

**LOCAL AUTHORITY**

Eastleigh Borough Council  
Council Tax Band D

**ASKING PRICE £319,950**

**TENURE**

Freehold