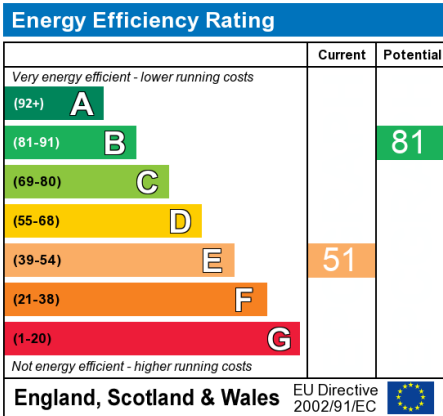




TOTAL FLOOR AREA : 837 sq.ft. (77.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or misstatement. 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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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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BRAMBLES

ASKING PRICE
£285,000
Freehold
Sellwood Road, Netley, SO31 5BB

Warsash Office: 01489 581 452
Bursledon Office: 02380 408 200



Sellwood Road, Netley Abbey, SO31 5BB
2 Beds - 1 Bath

This two-bedroom bungalow with generous garden and driveway parking is tucked away in the desirable area of Netley Abbey, presenting excellent renovation potential. Being offered with no onward chain.

FEATURES

- Two well-proportioned bedrooms
- Bright and versatile sun room overlooking the back garden
- Practical utility room
- Private rear garden
- Electric heating with storage heaters
- Driveway providing off-road parking for multiple cars
- Fantastic renovation potential
- Desirable location close to the waterfront, Royal Victoria Country Park, and local amenities
- No onward chain



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Tucked away in the sought-after village of Netley Abbey, this charming two-bedroom bungalow offers a wonderful opportunity to create a home tailored to your own taste and style.

Inside, the property provides a well-balanced layout with a welcoming living room, a kitchen, and a light-filled sun room overlooking the back garden. A handy utility room adds practicality to everyday living. Both bedrooms are well proportioned, offering plenty of scope for modernisation and redesign. Step outside and you'll find a private garden, ready to be landscaped into a peaceful haven, along with a driveway providing off-road parking for several cars. Situated just a short distance from Netley's historic abbey ruins, the Royal Victoria Country Park, waterfront walks, and a selection of local shops, cafes and schools, this property combines a tranquil setting with convenient amenities. The area is served by excellent transport links as well as close proximity to Netley railway station.

Whether you're a homeowner looking for a renovation project or an investor seeking to add value in a desirable location, this bungalow is brimming with potential.



Outside

Gate opens to driveway. Front garden laid to lawn with mature borders. Paved area with French drainage leading to the front door. Double gates lead to back garden and additional driveway space.

Hallway (14' 1" x 4' 2") or (4.28m x 1.26m)

UPVC double glazed door. Carpet. Skirting boards Doorways leading off to all rooms. Storage heater. Storage cupboard.

Bedroom One (12' 1" x 10' 6") or (3.68m x 3.20m)

Wooden door. UPVC double glazed window to front. Carpet. Skirting boards. Built-In wardrobes and cupboards.

Bedroom Two (10' 3" x 9' 4") or (3.12m x 2.85m)

UPVC double glazed window to front. Carpet. Skirting boards.

Bathroom (6' 11" x 6' 7") or (2.10m x 2.00m)

UPVC double glazed opaque window to side. Tiled floor. Tiled walls. Low level WC with cistern. Pedestal was basin with chrome taps. Panel bath with chrome taps and shower attachment. Wall mounted fan heater. Heated towel rail.

Living Room (12' 6" x 14' 3") or (3.80m x 4.35m)

Wooden door with opaque glazing. Wooden windows with single glazing to sunroom. Carpet. Skirting boards. Storage heater. Electric fireplace.



Kitchen (11' 7" x 8' 10") or (3.54m x 2.70m)

UPVC double glazed window to side. windows and wooden door with glazing to utility room. Vinyl flooring. Wall and base units. Laminate work surfaces. Stainless steel sink with drainer and chrome taps. Serving hatch to living room. Freestanding cooker. Under counter fridge and freezer. Unit housing the hot water tank.

Utility Room (6' 11" x 7' 10") or (2.10m x 2.40m)

UPVC double glazed door to back garden. UPVC double glazed window to rear. UPVC double glazed opaque window to side. Vinyl flooring. Skirting boards. Laminate work surface with cupboard below. Washing machine. Tumble dryer. Doorway to sunroom.



Sun Room (10' 1" x 15' 3") or (3.07m x 4.64m)

Wooden sliding door. UPVC double glazed windows to garden. Carpet. Skirting boards. Storage heater. Wooden window with single glazing to living room.

Garden

South facing. Mainly laid to lawn. Fully fenced. Greenhouse. Two storage sheds.

Other

Eastleigh Borough Council Tax Band C £2046.70 2025/26 charges. Vendors position: No onward chain.



Brambles Estate Agents Ltd have not checked the suitability, specifications or working conditions of any services, appliances or equipment. The enforceability and validity of any guarantee cannot be confirmed by the Agent even though documents may exist. It should not be assumed that any fittings or furnishings photographed are included in the sale unless specified; nor that the property remains as shown in the photograph.