



## Seaview Estate

Netley Abbey, Southampton, SO31 5BQ

Guide Price £350,000



- 1930s Bay Fronted Semi Detached Home
- Separate Living Room
- Downstairs WC
- Refitted Bathroom
- Village Location

- Kitchen Diner
- Conservatory / Family Room
- Two Double Bedroom
- Large Garden Home Office
- Vendor Suited

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Nestled within the highly sought after Seaview Estate in Netley Abbey, this charming 1930s semi-detached house, offers a perfect blend of character and contemporary living. Spanning an impressive 904 square feet, this delightful home offers a flexible layout perfect for modern life styles. Step inside to find a bright and airy open plan kitchen diner flowing into a spacious conservatory/family room creating an expansive hub for both daily and entertaining living. A cozy living room provides an additional space for relaxation.

The property features two comfortable double bedrooms. The master bedroom offers an enchanting sea view. While the second bedroom provides tranquil vistas over the private rear garden. A well-appointed family bathroom completes the main accommodation.

One of the true highlights of this residence is the impressive, large home office or garden room. This versatile space is a perfect haven for remote working, creative pursuits, or even a vibrant hobby room. Imagine stepping into this dedicated space just a few steps from your back door.

Beyond the charm of the house itself, you'll discover the fantastic lifestyle that Netley Abbey offers. This property is perfectly situated to enjoy the best of the area, including the proximity to the expansive Royal Victoria Country Park, numerous sailing clubs and the historic Netley Abbey ruins. The area is also regarded for its family friendly atmosphere, boasting excellent infant/junior school making it an ideal choice for growing families.

For commuters and explorers, Netley Abbey offers excellent public transport links. The nearby train station provides direct access to Southampton and Portsmouth and surrounding areas, making travel convenient and efficient. This is more than a house; its an opportunity to embrace a vibrant community with an abundance of outdoor activities, natural beauty and superb connectivity right on your doorstep.

### Front Approach

Enclosed with dwarf wall and wooden fencing to one side, pedestrian gate leading to low maintenance front garden with pathway to front door and gated side access.

### Entrance Hall

Under stairs Storage cupboard housing newly fitted combination boiler with 10 year warranty, double radiator, stairs to 1st floor, wooden flooring, door to:

### Living Room

11'8" max x 10' (3.56m max x 3.05m)

Bay window to front, fireplace, double radiator.

### Kitchen/Dining Room

15'10" x 11'11" max (4.83m x 3.63m max)

Window to side, open plan, door to:

### Conservatory

Two windows to rear, double door, door to:

### WC

Window to side.

### Landing

Window to side, door to:

### Bedroom 1

11'8" max x 10' (3.56m max x 3.05m)

Bay window to front with views of Southampton water, fitted wardrobes with sliding doors, wooden flooring.

### Bedroom 2

11'11" x 10' (3.63m x 3.05m)

Window to rear

### Bathroom

Window to rear, heated towel rail, door to:

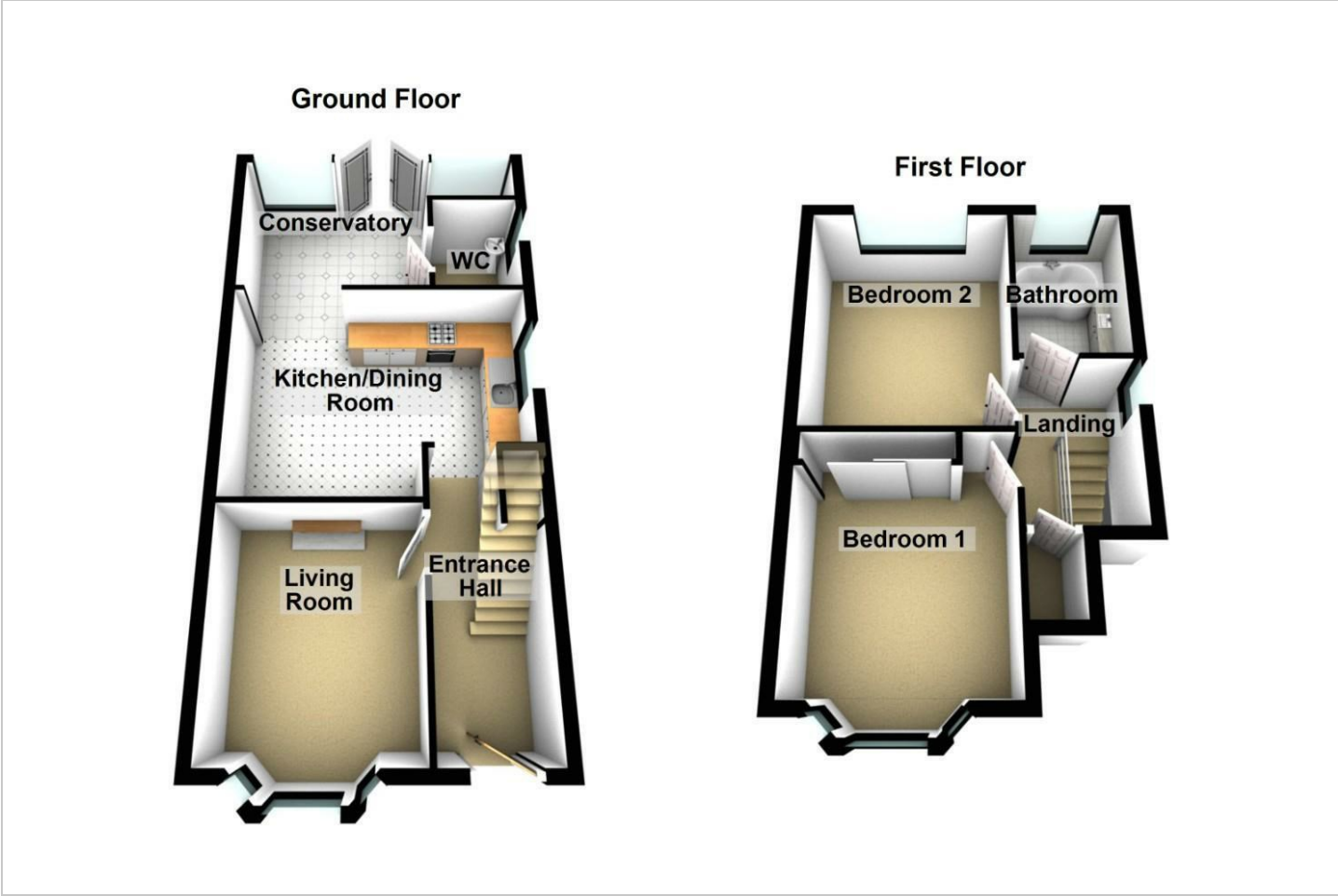
### Rear Garden

Enclosed with close board fencing, paved patio area with power points and space for hot tub. Lawn area with planted borders. Raised decked entertaining space with access to large Garden Room / Home Office. Side access with storage space. Outside tap and lighting.

### Garden Room / Home Office



Floorplan



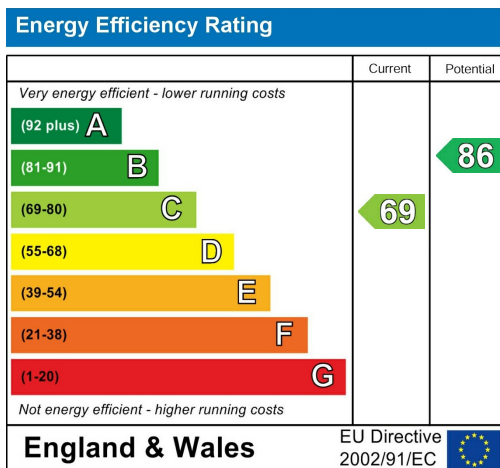








## Energy Efficiency Graph

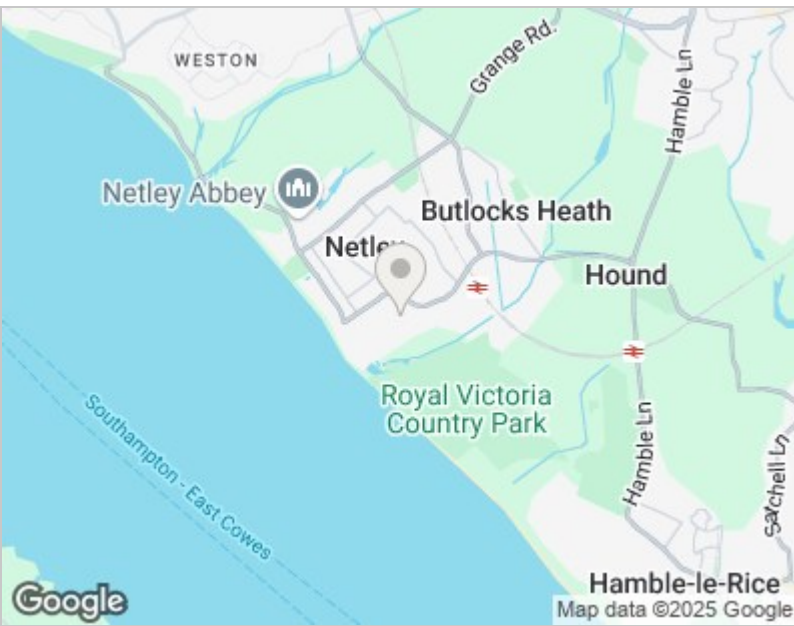


## Viewing

Please contact our Hunters Netley Abbey Office on 023 8045 8054 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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