



4 bed semi-detached house to buy in SO31

Bridge Road, Bursledon, Southampton, Hampshire, SO31 8AH

£395,000 Starting Bid

 x 4  x 3  x 2

Tenure

Freehold

Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ FOUR DOUBLE BEDROOMS
- ✓ SPACIOUS LOUNGE
- ✓ 20FT KITCHEN
- ✓ EPC Rating D

Driveway & Garage parking

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

** being sold via secure online bidding. Terms & conditions apply. **

This delightful family home is located just a short walk from Bursledon train station and marina facilities, situated alongside the renowned River Hamble.

Offering an abundance of character throughout, the property has been extended over the years providing deceptively spacious accommodation. The ground floor comprises an impressive lounge, 20ft kitchen with adjoining dining room, conservatory, utility room, shower room and a further reception/fourth bedroom.

On the first floor there are three, generous double bedrooms, with the master benefitting from a Juliet balcony, walk-in wardrobe and an en-suite, as well as a four-piece family bathroom.

Outside, there is a good-sized, south westerly rear garden, driveway parking and a storage area (previously forming part of the garage).

Location

The property is conveniently close to local shops, schools and amenities, including Swanwick Marina and the M27 motorway links.

Ground floor

The impressive lounge enjoys an open fireplace and a part-vaulted ceiling with Velux windows, as well as French doors opening out to the rear garden.

The well-equipped kitchen has been fitted with a range of wall and base units with solid wood worktops and space for a free-standing Range style cooker and fridge/freezer. There is a built-in dishwasher, French doors leading out to the rear garden and an opening flowing through to the well-proportioned dining room.

The dining room is open plan to the conservatory, which also has French doors to the garden, as well as a door to the utility room which has plumbing for a washing machine and additional storage space.

A further reception room has a bay window to the front and a feature fireplace and could easily be used as a fourth bedroom. The modern shower room comprises a wash hand basin, WC and a shower cubicle.

First floor

The spacious landing has a window to the front, access to the loft and doors to all principal rooms.

The master bedroom enjoys a Juliet balcony to the rear, a walk-in wardrobe and an en-suite with a shower cubicle, wash hand basin, WC and a window to the front. Bedrooms two and three are both generous double rooms, the larger of which has a bay window to the front, whilst the other overlooks the rear garden.

The family bathroom comprises a corner shower cubicle, separate bath, wash hand basin, WC and two windows to the rear.

Outside

A gravel driveway provides off road parking and access to the storage area which has power and light, previously forming part of the garage.

Gated side access leads round to the good-sized, rear garden which enjoys a south westerly aspect and has a large, paved patio area, perfect for outdoor entertaining. The rest of the garden is mainly laid to lawn with mature tree and shrub borders offering a great degree of privacy.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £395,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

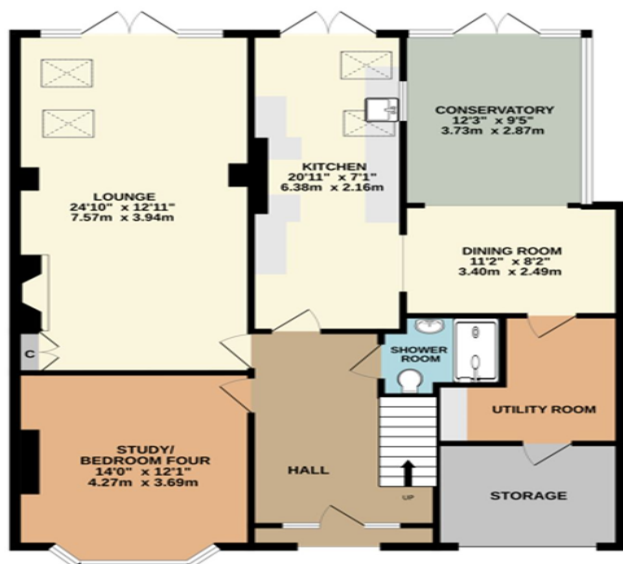
Sewerage: Standard UK domestic

Air conditioning: No

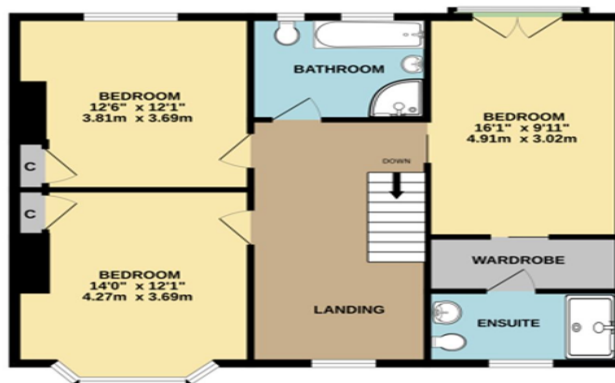
Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

GROUND FLOOR
1132 sq.ft. (105.2 sq.m.) approx.



1ST FLOOR
782 sq.ft. (72.7 sq.m.) approx.



2ND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 2255 sq.ft. (209.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	63	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Bridge Road, Bursledon, Southampton, Hampshire, SO31 8AH

Contact your local branch today for more information on this property:

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