



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floorplans are included they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

38 Seaview Estate,  
Netley Abbey, Southampton, SO31 5BQ

Guide Price £400,000 Leasehold

A fantastic extended 3 bedroom semi-detached in a central position within Netley Abbey. Benefitting from a large corner plot with a beautiful garden and within an easy walk of the village centre and set within a quiet no-through road, this is a character property with further potential for extension and/or improvement. Downstairs, the accommodation comprises living room with bay window, dining room, garden room with vaulted ceiling, kitchen and downstairs WC. Upstairs, 2 double bedrooms and a single as well as family bathroom. There are space-saving steps leading up to a large loft space with a skylight.



## Overview

- CHARACTER THREE BEDROOM HOME
- EXTENDED TO PROVIDE SPACIOUS ACCOMMODATION
- LARGE CORNER PLOT WITH BEAUTIFUL GARDEN
- THREE RECEPTION ROOMS
- FURTHER POTENTIAL TO EXTEND/IMPROVE (STPP)
- GARDEN ROOM WITH VAULTED CEILING
- QUIET CUL-DE-SAC LOCATION
- DRIVEWAY WITH AMPLE PARKING
- GARAGE
- WALK TO VILLAGE CENTRE & SHOPS



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Outside the garden is very private, and is laid to lawn with mature trees, shrubs and perennials. There is a further timber garden room/greenhouse to the rear of the kitchen and sheds and outbuildings.

To the front, a driveway providing parking for several vehicles as well as a single garage.

### Disclaimer

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However, any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.

