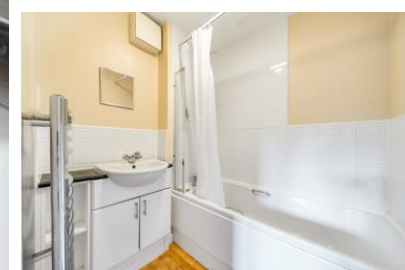




Sartoris Close, Warsash, Southampton, Hampshire, SO31 9EW

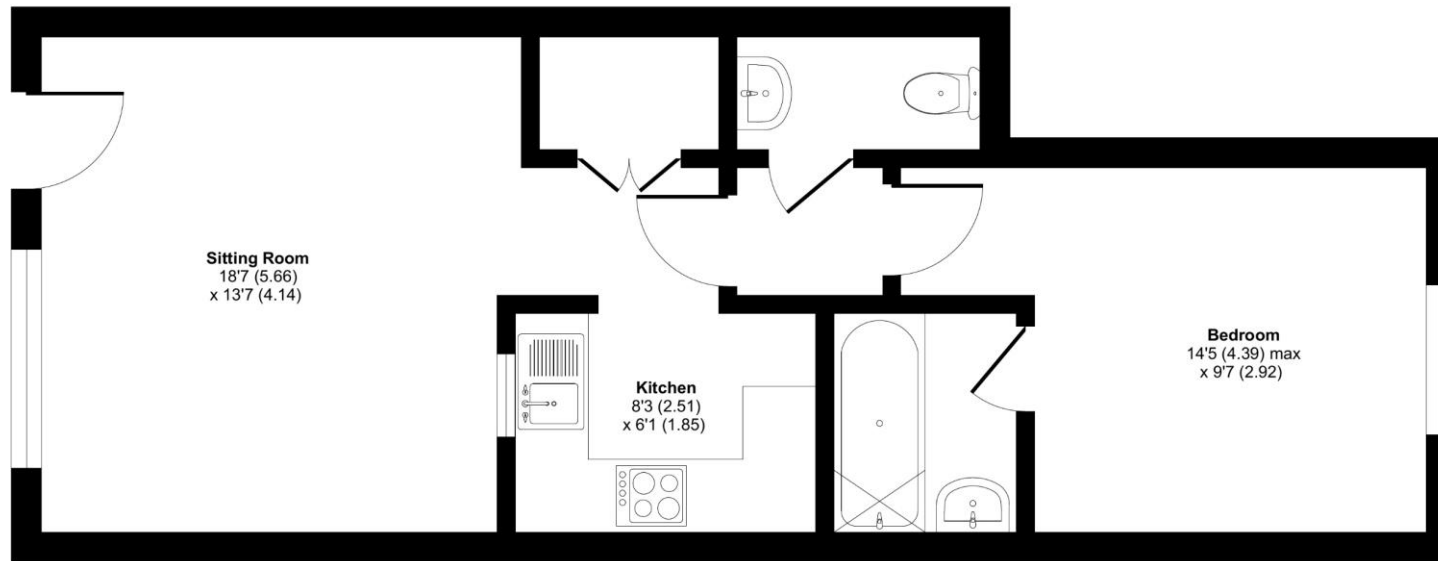


ACCOMMODATION

Superb one-bedroom ground-floor maisonette, located in the sought-after village of Warsash and offered for sale with no forward chain. Upon entering the property, you are greeted by the large sitting room with a feature fireplace, sizeable built-in storage cupboard and a window to the front aspect. The room offers ample space for entertaining, as well as a dining area. The fitted kitchen is located off the sitting room, featuring a range of wall and base units, providing ample storage. The spacious double bedroom is positioned to the rear of the home, benefitting from an en-suite bathroom, whilst a separate cloakroom serves the rest of the property. Externally, there is allocated parking directly outside the property and the complex also offers a communal garden to the rear. The location is close to Warsash village, providing great local amenities and beautiful coastal walks. The area brings in high rental income, making this a great opportunity for investment buyers.

Approximate Area = 472 sq ft / 44 sq m

For identification only - Not to scale



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñcheom 2022. Produced for Charters Estate Agents Limited. REF: 883236



SITUATION

Warsash is a desirable waterside village situated almost equidistant to Portsmouth and Southampton. The village itself sits at the eastern shore of the mouth of the River Hamble which is one of only two places in the world to experience a double high tide. The area also offers stunning coastal walks along the shore line and through the neighbouring Hook Nature Reserve. The village is well served for day to day amenities but more comprehensive facilities can be found at nearby Locks Heath Shopping Centre, the outlet centres at Hedge End and the commercial centres of Southampton and Portsmouth. For commuters Southampton Parkway offers rail links to London with journey times of approximately 1 hour 10 minutes. The A/M27 is within easy reach giving access to the wider motorway network beyond, whilst Southampton Airport offers both domestic and International flights. For families the area is convenient for both state and private schools including West Hill Park, Boundary Oak, Meoncross, Portsmouth Grammar and King Edward VI and the local primary, Hook with Warsash CoE, is also very well regarded.



SPECIFICATION

- Ground-floor maisonette
- One double bedroom
- En-suite
- Separate cloakroom
- Allocated parking
- Communal garden
- Sought-after location with coastal walks nearby
- No forward chain

LOCAL AUTHORITY

Fareham Borough Council
Council Tax Band B

GUIDE PRICE

Asking Price £150,000

TENURE

Leasehold

Unexpired Years Remaining: 137 years

Current Annual Service Charge: £961.54

Current Annual Ground Rent: £400

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.