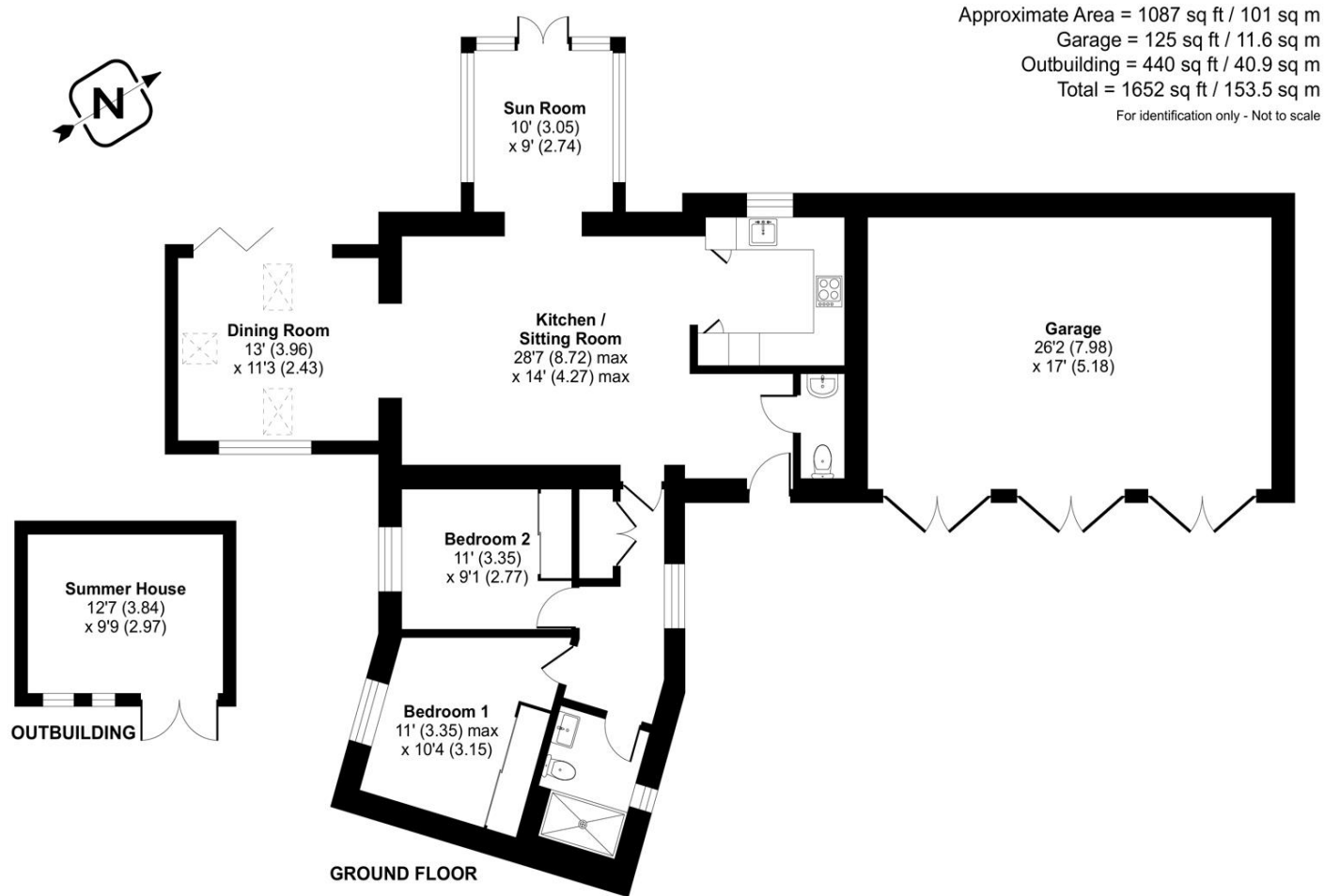




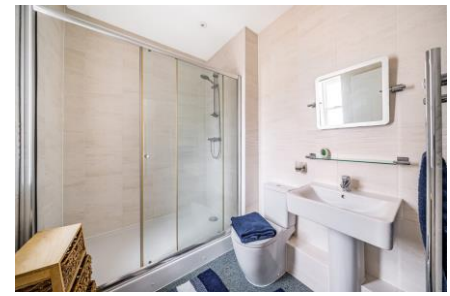


ACCOMMODATION

Nestled within the exclusive gated development of Admirals Wood, this well-maintained semi-detached bungalow offers a blend of style, comfort, and practicality. Boasting two spacious double bedrooms with fitted wardrobes, the home also features a fully tiled bathroom with a double walk-in shower and a decorative radiator. The main living areas are designed for both elegance and functionality, with real wood flooring throughout. A convenient single WC with half-height tiling and a decorative radiator complements the space. The large open-plan living area seamlessly connects the kitchen, dining, and sunroom, creating a bright and inviting atmosphere. The generously sized lounge, with its high ceilings, flows effortlessly into the U-shaped kitchen, which features tiled flooring, real wood cabinet doors, and a rear window overlooking the garden. The kitchen is well-equipped with an integrated dishwasher, washing machine, fridge/freezer, and double oven. Adjacent to the lounge, the sunroom is bathed in natural light from high windows on three sides, enhanced by real wood shutters and doors leading out to the garden. Another versatile living space, currently used as a dining/second lounge, boasts a vaulted ceiling, Velux windows, and bi-fold doors that open to the beautifully landscaped rear garden. The well-stocked garden is perfect for entertaining, featuring a spacious patio, a private courtyard, and a variety of shrubs and turf. Additionally, a large outbuilding—ideal as an art room, gym, or playroom—is fully powered. A separate shed provides extra storage, and a side gate offers easy access from the private parking space.



Approximate Area = 1087 sq ft / 101 sq m
 Garage = 125 sq ft / 11.6 sq m
 Outbuilding = 440 sq ft / 40.9 sq m
 Total = 1652 sq ft / 153.5 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C	77	
(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	



Scan the QR code to find out more information about this property.

SITUATION

With the cricket green at its heart, Sarisbury Green has a true 'village' feel as well as an array of local amenities including shops, leisure centre, woodland walks and schools including Sarisbury Green Junior School, Sarisbury Infants School and Brookfield Secondary School. There are also further comprehensive amenities at Warsash (1 mile).

The area is also well served by public transport links including a pedestrian ferry to Hamble across the water. For commuters, you are within easy reach of the A27, M27 and M3 road networks as well as Swanwick and Southampton railway stations. Southampton Airport (11 miles) offers domestic and international flights. For sailing enthusiasts, the marinas at both Swanwick and Warsash are easily nearby giving access to world renowned sailing facilities.

Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1106911



SPECIFICATION

- No forward chain
- Semi-detached bungalow
- Two double bedrooms
- Modern shower room
- Parking space and garage
- Open-plan living

LOCAL AUTHORITY

Fareham Borough Council
Council Tax Band D

ASKING PRICE £500,000

TENURE

Freehold

Estate Management Charge: £300 per annum
(approx.)

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