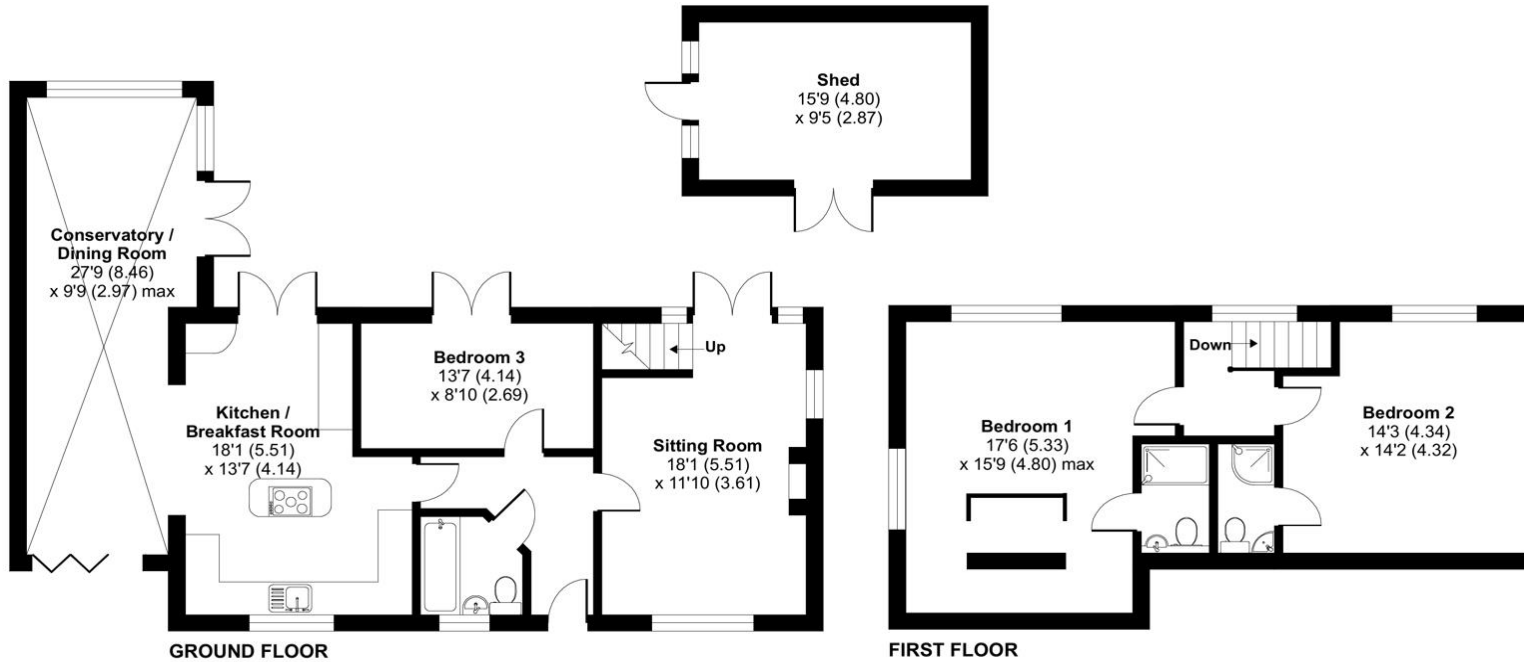


ACCOMMODATION

This fantastic three-bedroom chalet style home emerges as a testament to meticulous modern design, having undergone a comprehensive renovation with impeccable attention to detail and finished to an exceptionally high standard. Occupying a private position, tucked back from the main road, a driveway provides ample off-road parking, with a large storage shed at the end of the drive. A welcoming entrance hallway sets the tone for the space within and provides access to the light and airy living accommodation. To the left is the sleek, modern kitchen built around a central island and boasting a range of high-quality integrated appliances, breakfast bar, and patio doors out to the rear garden. The kitchen effortlessly extends into the dining/garden room, boasting a pitched glass roof and bifold doors that lead to a decked seating area, crafting the perfect setting for indoor-outdoor entertaining. The ground floor also comprises a dual aspect sitting room with feature log burner, a family bathroom and the third bedroom, a versatile space that could also be utilised as a playroom or study if required. The first floor holds two generous double bedrooms both with the luxury of ensembles. Externally the front garden comes as a private sun trap, with a decked seating area, while the large rear garden is larger than expected. The low maintenance rear garden has ample patio area, artificial lawn and a pergola at the end, allowing you to enjoy the private position.



Approximate Area = 1487 sq ft / 138.1 sq m
 Outbuilding = 154 sq ft / 14.3 sq m
 Total = 1641 sq ft / 152.4 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	82
(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). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1117041



SITUATION

Warsash is a desirable waterside village situated almost equidistant from Portsmouth and Southampton. The village itself sits at the eastern shore of the mouth of the River Hamble with direct and easy access at all tides to Southampton Water and The Solent that has made it a world famous sailing location with an abundance of associated facilities and opportunities. 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 and more comprehensive facilities can be found at nearby Locks Heath Shopping Centre, the retail centres at Whiteley and 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

- Renovated chalet-style home
- Private position
- Ample off-road parking
- Sleek, modern kitchen with central island
- Dining/garden room with pitched glass roof and bifold doors
- Sitting room with log burner
- First floor has two double bedrooms with enSuites

LOCAL AUTHORITY

Fareham Borough Council
Council Tax Band D

GUIDE PRICE

Asking Price £535,000

TENURE

Freehold

£60.00pa charge to resident committee toward the maintenance of the shared driveway

SERVICES

Mains gas, water, electricity and drainage