



Brook Lane, Warsash, Southampton, Hampshire, SO31 9FE



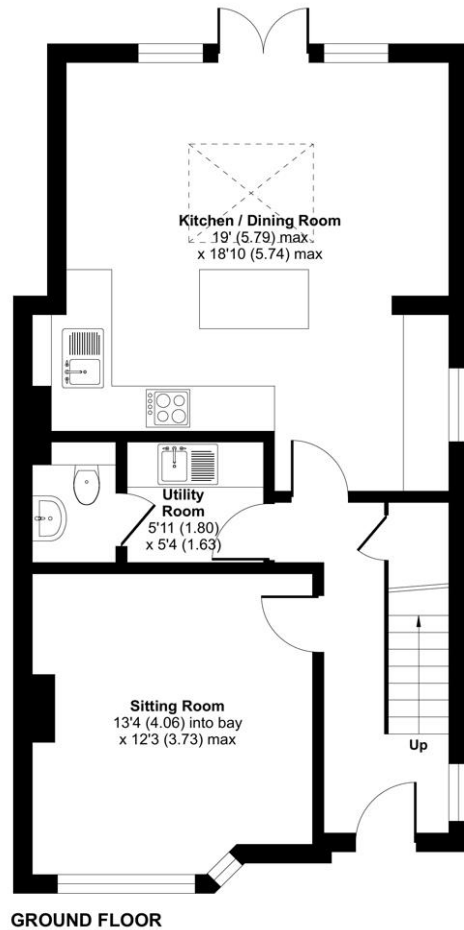


## ACCOMMODATION

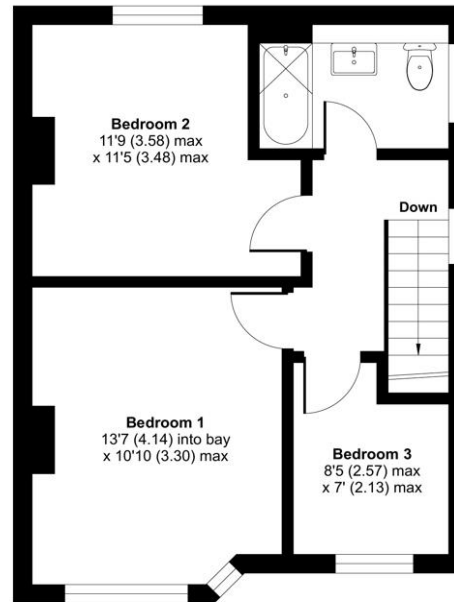
Superb family home which has been completely re-furbished, offering versatile accommodation and located in a highly-requested location, just a ten-to-fifteen-minute walk to Locks Heath shopping centre and local primary and secondary schools. Upon entering the property, you are welcomed by the inviting entrance hall with stairs rising to the first floor and doors through to the well-proportioned living accommodation. The sitting room is a very good size with a large picture window allowing superb natural light. The impressive kitchen/dining has been fitted with a range of sleek wall, base and drawer units. A central island creates the perfect environment for entertaining friends and family. A roof skylight adds to the light and roomy feel, together with the French doors opening to the patio terrace. A separate utility room complements the kitchen and a guest cloakroom adds convenience. On the first floor there are three bedrooms, all served by the stylish family bathroom. Additionally, there is the possibility of extending to the rear (subject to the relevant planning permission), perfect for those looking to create a charming family home with their own needs in mind. Externally, there is a large shingled driveway to the front which enables off-road parking for plenty of vehicles, with space for vehicle access to the side of the property. The incredible and generous garden offers a patio terrace and features an array of mature shrubs and planting, whilst enjoying a high degree of privacy.

Approximate Area = 1069 sq ft / 99.3 sq m

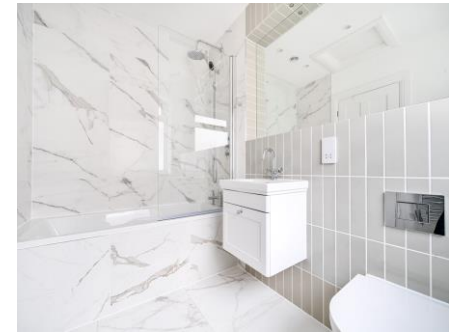
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	71	
(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.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1210921



## 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 Whitely shopping centre 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 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 schools Locks Heath Infant and Junior and Hook with Warsash C o E Academy are also very well regarded.





#### **SPECIFICATION**

- Impressive semi-detached family home
- No forward chain
- Completely refurbished to a high specification
- Three Bedrooms
- Open-plan kitchen/dining room
- Separate utility room and ground floor cloakroom
- Large driveway
- Superb rear garden with a high degree of privacy

#### **LOCAL AUTHORITY**

Fareham Borough Council, Fareham

Council Tax Band D

**ASKING PRICE £525,000**

#### **TENURE**

Freehold