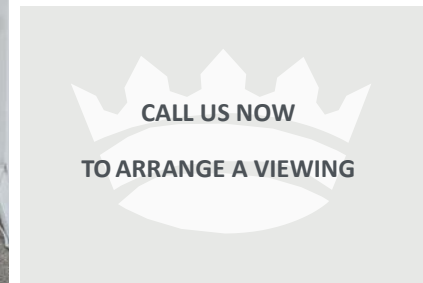




Albacore Avenue, Warsash, Southampton, Hampshire, SO31 9BP



### **SPECIFICATION**

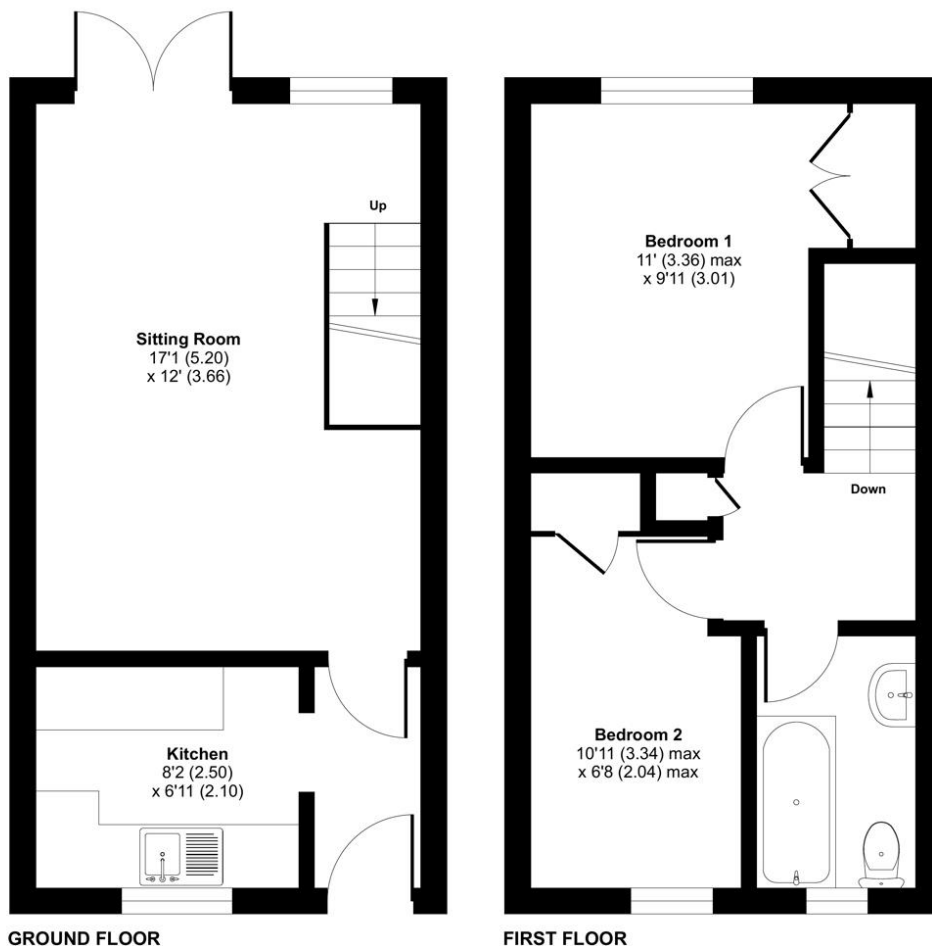
- Two bedroom house
- New carpets
- Well-proportioned bedrooms
- Large family bathroom upstairs
- Secure garage
- Allocated parking
- Offered unfurnished

### **ACCOMMODATION**

Stunning two-bedroom terraced house that has been lovingly refurbished to include a new kitchen, new carpets, and has been repainted, has a garage, garden with patio. Enjoy cooking in a brand-new, stylishly appointed kitchen equipped with quality fixtures, ample storage, and energy-efficient appliances that make meal preparation a pleasure. New carpets and a fresh coat of neutral paint create a bright, welcoming atmosphere throughout the home. The well-proportioned bedrooms serve as tranquil retreats, offering plenty of storage and natural light. The property includes a secure garage, offering convenient parking and extra storage space.

Approximate Area = 586 sq ft / 54.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	73	
(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). © ncheocom 2025. Produced for Charters Estate Agents Limited. REF: 1241886



## 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 A27/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 V1 and the local primary, Hook with Warsash CoE, is also very well regarded.

## LOCAL AUTHORITY

Fareham Borough Council  
Council Tax Band C  
Minimum Term 12 Months

## £1,400 PER MONTH

Security Deposit £1,615.35 (based on advertised rental price)  
Holding Deposit £323.07 (based on advertised rental price)



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