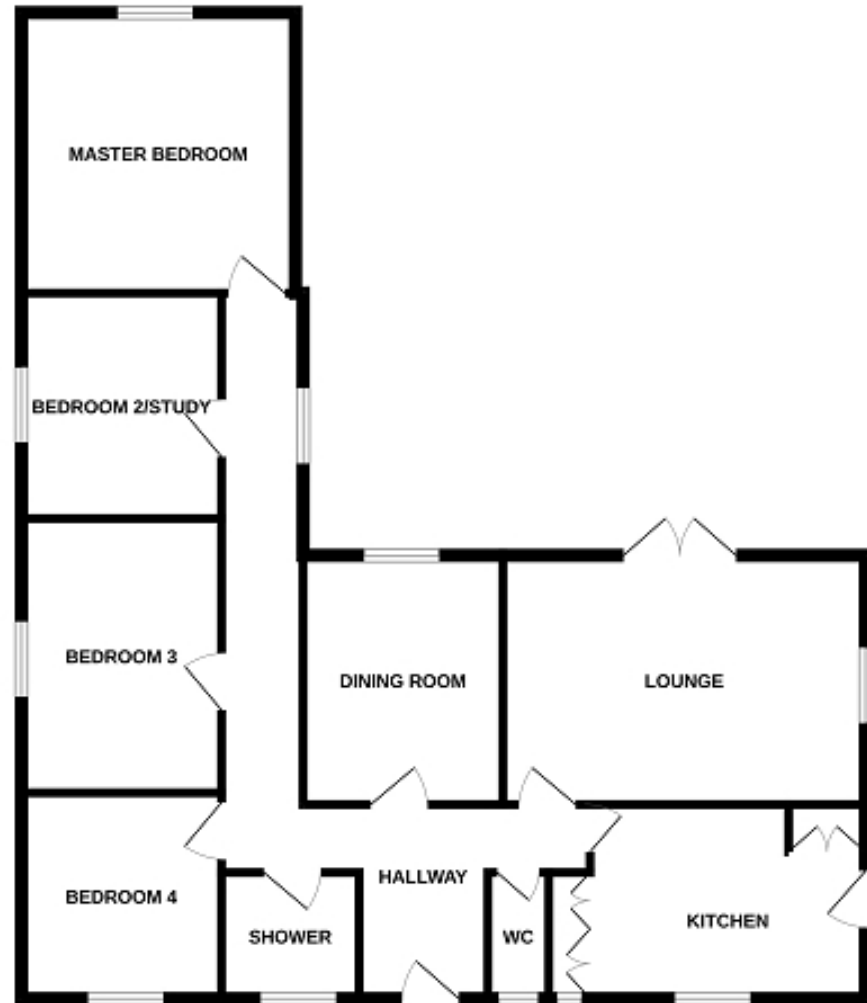


GROUND FLOOR
1005 sq.ft. (93.4 sq.m.) approx.



TOTAL FLOOR AREA: 1005 sq.ft. (93.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their availability or efficiency save for what is stated.
Made with MyBlueprint (2024)

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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



ASKING PRICE

£535,000

Freehold

Brook Lane, SO31 9FD

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



Brook Lane, Warsash, SO31 9FD

4 Beds - 1 Bath

A four bedroom detached bungalow within close proximity to Warsash Village, set on a generous plot with no forward chain.

FEATURES

- Lovely front and rear gardens
- Gas central heating and double glazing
- Single garage with large, sweeping driveway
- Two separate reception rooms



BRAMBLES ESTATE AGENTS

5 Brook Lane, Warsash

Southampton, Hampshire

SO31 9FH

MAYFAIR OFFICE

15 Thayer Street

London

W1U 3JT

BRAMBLES ESTATE AGENTS

Portsmouth Road, Lowford

Bursledon, Hampshire

SO31 8EQ

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brambles-estateagents.com

Bursledon | Warsash | Mayfair



We are delighted to market this attractive detached bungalow, approached via a large front garden and gravel driveway, offering parking for several vehicles and leading to the single garage and access to the private, rear gardens. The internal accommodation, although requiring some updating, is spacious and well thought out with the possibility, subject to the usual planning consents, of further improvement to create a truly lovely home. There are two reception rooms, both overlooking the rear gardens, kitchen, separate cloakroom and shower room. The master bedroom is to the rear of the property, again overlooking the rear gardens and there are a further three bedrooms, one currently utilised as a study/office. The gardens to the rear are private and well maintained. Located in Warsash, it is a short stroll to the waterfront with local eateries and Warsash Sailing Club. There are numerous local shops and bus routes to both Portsmouth and Southampton. Please contact our Warsash office for an appointment to view.



Master Bedroom (12' 4" x 12' 0") or (3.76m x 3.66m)
Double glazed window to garden. Fitted carpet. Radiator.

Bedroom2/Study (9' 9" x 8' 9") or (2.98m x 2.67m)
Double glazed window to side. Fitted carpet. Radiator. Fitted wardrobe.

Bedroom 3 (11' 11" x 8' 9") or (3.64m x 2.66m)
Double glazed window to side. Radiator. Fitted carpet. Fitted double wardrobes with cupboards above.

Bedroom 4 (8' 9" x 8' 7") or (2.67m x 2.61m)
Fitted carpet. Radiator. Double glazed window to front. Fitted double wardrobes with cupboards above.



Garden
Lovely front garden with a large lawned area and two Silver Birch trees. Large gravel driveway leading to single garage. To the rear of the property there is a slabbed patio area outside of the lounge and dining room. Pathway to rear of the garage. Large lawned area. Access to front. Shed. Greenhouse. Water butt.

Garage (15' 5" x 8' 4") or (4.71m x 2.54m)
Double doors. Power and light. Window to garden.



Hallway
UPVC door with double glazed opaque fan inset to L shaped hallway. Original solid wood parquet flooring. Access to loft. Cupboard housing electric meter. Two radiators. Wall mounted thermostat control. Double glazed window to garden.

Cloakroom/wc (5' 6" x 2' 8") or (1.68m x 0.82m)
Fitted carpet. Low level wc. Double glazed opaque window to front.

Bathroom (5' 6" x 6' 0") or (1.67m x 1.83m)
Double glazed opaque window to front. Fitted carpet. Part tiled walls. Chrome heated towel rail. Pedestal wash hand basin. Wall mounted electric heater. Tiled shower cubicle with Triton Shower.

Dining Room (11' 11" x 9' 1") or (3.64m x 2.76m)
Radiator. Fitted carpet. Double glazed window overlooking garden. Fitted bookcase.

Lounge (10' 10" x 15' 11") or (3.31m x 4.84m)
Double aspect room with double glazed windows overlooking garden and side, plus double glazed French doors leading to rear garden. Picture rail. Fitted carpet. Brick fireplace with tiled hearth. Radiator.

Kitchen (8' 6" x 12' 2") or (2.59m x 3.70m)
Double glazed window to front. Stainless steel sink and drainer with mixer tap and cupboard below. Space for washing machine, cooker and freezer. Cupboard housing fridge. Larder with double glazed opaque window to front housing gas meter. Two storage cupboards with shelving and housing gas central heating boiler. UPVC door with double glazed opaque insets to garden.



Brambles Estate Agents have not checked the suitability, specifications or working conditions of any services, appliances or equipment. The enforceability and validity of any guarantee cannot be confirmed by the Agent even though documents may exist. It should not be assumed that any fittings or furnishings photographed are included in the sale unless specified; nor that the property remains as shown in the photograph.