

FIRST FLOOR  
1069 sq.ft. (99.3 sq.m.) approx.



ASKING PRICE

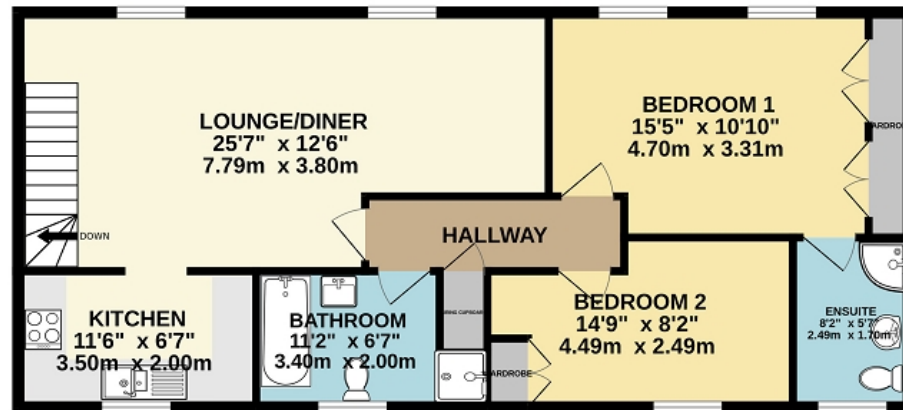
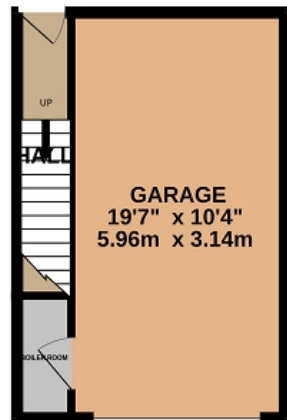
**£295,000**

Leasehold

**Thyme Avenue, PO15 7GF**

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



TOTAL FLOOR AREA: 1069 sq.ft. (99.3 sq.m.) approx.  
Whilst 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 as to their operability or efficiency can be given.  
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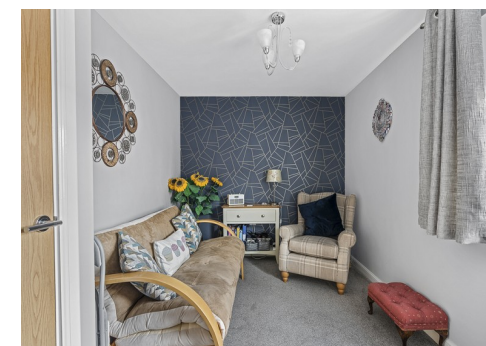
Thyme Avenue, Whiteley, PO15 7GF

**2 Beds - 2 Baths**

Located in the vibrant community of Whiteley, residents benefit from easy access to an array of amenities, including shops, restaurants, parks, and recreational facilities. With its convenient location and modern comforts, this 2-bedroom coach house in Thyme Avenue epitomises relaxed living at its finest.

**FEATURES**

- Single garage with power and lighting plus a storage room which houses gas boiler
- Two double bedrooms, both with built in wardrobes
- Modern Kitchen with integrated appliances with quartz worktops and splash backs
- Open plan living and dining room with ample natural light
- Walking distance to Whiteley centre with shops, restaurants and cinema



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

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This charming 2-bedroom coach house nestled in the picturesque Thyme Avenue of Whiteley offers a blend of contemporary living and classic charm. Boasting a spacious and airy layout, this property provides the perfect canvas for comfortable living.

Upon entering, you're greeted by a welcoming foyer leading to the heart of the home a generously sized living area that serves as the focal point for relaxation and socialising. Large windows flood the space with natural light, creating a warm and inviting atmosphere throughout the day.

Adjacent to the living area is the refurbished modern, well-appointed kitchen featuring sleek quartz countertops, ample cabinet space, and high-end appliances, making meal preparation a joy, ideal for hosting gatherings or enjoying casual meals with loved ones.



The coach house encompasses two spacious bedrooms, each offering a tranquil retreat for rest and rejuvenation. The master bedroom is a serene sanctuary, complete with ample closet space, and an en-suite bathroom for added convenience. The second bedroom, equally spacious, offers flexibility for use as a guest room, home office, or whatever suits your lifestyle needs.

Outside, a private garage is accessed from the communal car park where there is also parking for visitors the large garage also has a storage cupboard and the gas boiler. To the front of the property there is a small community maintained garden that can be used to enjoy a morning coffee.

#### Entrance

160 Thyme Avenue is accessed via a footpath that runs alongside 132 Thyme Avenue; you are then met by a paved footpath leading to front door. Entering the property via a composite door with double glazed opaque insert leading you into the entrance hall that consist of radiator, moulded skirting boards, RCD breaker switches, and stairs leading to first floor living accommodation, The property is carpeted throughout apart from kitchen and bathrooms which have a vinyl floor covering.

#### Lounge/Dining Room (12' 6" x 25' 7") or (3.80m x 7.79m)

Two UPVC double glazed windows to front aspect with radiators beneath, moulded skirting boards with carpet continued from stairs. An archway to the kitchen and doorway to all other rooms.

#### Kitchen (6' 7" x 11' 6") or (2.0m x 3.50m)

UPVC double glazed window to the rear aspect. Undermounted one and a half bowl stainless steel sink with quartz worktops, continuing to splashbacks and windowsill. Integrated units include Frost Free Fridge and Freezer, Washing Machine/Tumble Dryer and Dishwasher. A four zone Induction Hob has a double oven beneath and a modern extractor fan above. Wall and Base units are a high gloss finish in concrete colour.



#### Inner Hallway

Access to all bedrooms and bathroom, loft access, airing cupboard houses central heating water tank, radiator.

#### Bathroom (6' 7" x 11' 2") or (2.0m x 3.40m)

UPVC double glazed opaque window to rear aspect, partially tiled walls, hand wash basin with vanity storage beneath, low level WC in concealed cistern, panelled bath with chrome mixer tap, separate shower cubicle, radiator with independent thermostat, vinyl flooring.

#### Bedroom 1 (10' 10" x 15' 5") or (3.31m x 4.70m)

2 x UPVC double glazed windows to front aspect with radiators beneath both windows, moulded skirting boards, built in double wardrobes, carpet. Door to en suite.

#### En Suite (8' 2" x 5' 7") or (2.49m x 1.70m)

UPVC double glazed window to rear aspect, tiled walls, Low level WC and hand wash basin with chrome mixer tap set in modern vanity units, shower cubicle with mains pressured shower. Ladder style heated towel rail/radiator

#### Bedroom 2 (8' 2" x 14' 9") or (2.49m x 4.49m)

UPVC double glazed window to rear aspect with radiator beneath, carpet, built in double wardrobe.

#### Garage (19' 7" x 10' 4") or (5.96m x 3.14m)

Accessed via communal car park, up and over door, electric, lighting and large storage cupboard plus boiler.



#### Other

Winchester council tax bandC, Lease and Ground Rent (Next review 2033)-£155.53 P/A, Property Management -£829.68 P/A, Management- £234.52 P/A, Sellers position - Onward chain with vacant possession.



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