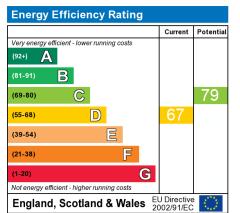
BASEMENT 347 sq.ft. (32.2 sq.m.) approx CELLAR 11'10" x 8'10" 3.60m x 2.70m



TOTAL FLOOR AREA: 1667 sq.ft. (154.9 sq.m.) approx



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.

MAYFAIR OFFICE 15 Thayer Street London W1U 3JT

BRAMBLES ESTATE AGENTS Portsmouth Road, Lowford Bursledon, Hampshire **SO31 8EQ**

ASKING PRICE

£575,000

Leasehold

Warsash Court, Warsash, SO31 9JZ

Warsash Office: 01489 581 452 Bursledon Office: 02380 408 200



Warsash Court, Havelock Road, SO31 9JZ

2 Bedrooms - 1 Bathroom

A charming ground floor apartment set in a character property within the heart of Warsash Village, with beautiful views to the mouth of the River Hamble. Being offered with no forward

FEATURES

- Luxury garden apartment with private terrace
- · The accommodation offers many original features
- · Beautiful views over Southampton Water
- Private front door into entrance hallway
- · Excellent single garage and private off road
- Extensive basement storage space
- · No onward chain









Email: enquiries@brambles-estateagents.com brambles-estateagents.com Bursledon | Warsash | Mayfair

BRAMBLES ESTATE AGENTS

Southampton, Hampshire



This unique and highly individual apartment has been lovingly and meticulously enhanced by its current owner and maintains many original features including sash windows with plantation shutters throughout. Set in a wonderful and enviable location in the heart of Warsash Village, Warsash Court has access to Shore Road which is a stones throw to Warsash foreshore with Warsash Sailing Club, coffee shops, a wine and restaurant bar as well as a pub overlooking the River Hamble.

The accommodation is deceptively spacious with two double bedrooms and a large living room/kitchen/dining area leading to the private terrace and communal garden overlooking the estuary. In addition there is an extensive dry cellar space, offering generous additional storage. With a single garage, off road parking and delightful views, this property is not to be missed for those wanting an immaculate, delightful residence in the heart of the village.



Hallway (21' 6" x 5' 10") or (6.55m x 1.79m)

Part tiled flooring. Deep moulded skirting boards. Staircase with central runner leading down to cellar space. Window to side aspect. High ceilings. Decorative coving. Victorian style radiator. Moulded architraves around all doorframes.

Cloakroom (2' 9" x 5' 9") or (0.83m x 1.76m)

Multi-pane curved window to front. Low level WC. Continuation of tiled flooring. Part tiled walls. Decorative coving. Chrome ladder style heated towel rail. Mini wall mounted hand wash basin with chrome mixer tap and tiled surround. Access to gas meter.

Bedroom One (18' 6" x 12' 7") or (5.65m x 3.84m)

High ceilings. Decorative coving. Decorative architraves. Victorian style radiator. Carpet. Sash windows and French doors with plantation shutters opening out to a private terrace.

Kitchen/Dining/Living room (23' 3" x 31' 4") or (7.08m x 9.54m)

Triple aspect room including double glazed, sash bay window to front, with views over Southampton Water. Double glazed French doors leading out to the garden. Victorian style radiators. Decorative coving and architraves. Carpet and vinyl flooring. Deep moulded skirting boards. Gas effect log burner. Ample worksurfaces. Breakfast bar. Shaker style units. Space for appliances. Integrated Neff microwave. Freestanding cooker and gas burner hob with extractor fan fitted above. Inset sink with drainer and chrome mixer tap. Cupboard housing Worcester Bosch combi boiler.

Bedroom Two (17' 11" x 13' 5") or (5.45m x 4.08m)

Decorative high ceiling and architraves. Double glazed bay window with plantation shutters and French doors to a small terrace. Three built in wardrobe spaces. Deep moulded skirting boards. Victorian style radiator.



Approximately 944 years remaining on the lease. Leaseholders are not permitted to sub-let. Pets allowed.

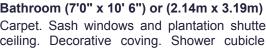








Brambles Estate Agents Ltd have not checked the suitability, specifications or working conditions of any services, appliances or equipment. The enforceability and validity of any guarantee cannot be confirmed by the Agent even though documents may exist. It should not be assumed that any fittings or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



Carpet. Sash windows and plantation shutters to front. High ceiling. Decorative coving. Shower cubicle with fully tiled surround and over head unit. Panel bath with chrome fittings. WC with cistern. Pedestal hand wash basin with tiled surround and storage beneath. Chrome ladder style heated towel rail.

Dry cellar space. Built in shelving. Separate store. Lighting.

Shared shingle driveway with communal bins store. Single

Garage (16' 6" x 6' 9") or (5.04m x 2.07m)

Single garage with up and over door.

Private, sheltered patio which extends round to the newly laid decking area. Communal lawns. Beautiful views over Southampton Water.

Other

Fareham Borough Council Tax Band D £2063.40 2024/25 charges.

Vendors Position - No onward chain. Service charge - £2253 per annum.