



ASKING PRICE

£575,000

Leasehold

Warsash Court, Warsash, SO31 9JZ

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



TOTAL FLOOR AREA : 1667 sq.ft. (154.9 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 as to their operability or efficiency can be given.  
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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 chain.

### 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 parking
- Extensive basement storage space
- No onward chain



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>		79
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

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 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.



**Bathroom (7'0" x 10' 6") or (2.14m x 3.19m)**

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.

**Cellar**

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

**Outside**

Shared shingle driveway with communal bins store. Single garage.

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

Single garage with up and over door.

**Garden**

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.



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