



ASKING PRICE

£220,000

Leasehold

Garden Mews, Warsash, SO31 9GW

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



TOTAL FLOOR AREA: 666 sq.ft. (61.8 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 availability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	74
(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		

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.

Garden Mews, Warsash, SO31 9GW

2 Beds - 1 Baths

Nestled within the tranquil confines of Warsash, this exceptional over 55s retirement apartment offers a serene and picturesque lifestyle. Garden Mews boasts captivating views over the tranquil River Hamble and this home is surrounded its lush communal gardens.

FEATURES

- Over 55s accommodation
- First floor apartment with private entrance and secure entry intercom
- Two double bedrooms
- Private balcony
- Ample residents and visitors parking
- Well maintained communal grounds with seating areas overlooking Strawberry Fields and The River Hamble
- No onward chain
- Cash Buyers only



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Garden Mews offers many attractions located in prime central Warsash, just moments from the local convenience shops, restaurants and just a short walk in the opposite direction to the waterfront, this is the ideal location for those downsizing in this highly desirable area.

The first floor apartment offers two double bedrooms and plenty of fitted storage solutions to the hallway. The living / dining area has ample natural light with French doors leading onto the private balcony offering plenty of space for outdoor furniture. Adjacent to the dining room is the modern kitchen with space and plumbing for all appliances, plenty of work surface space and with twin aspect double glazed windows to either side. The modern bathroom is equipped with a convenient walk-in shower complementing the fully tiled suite.

With no forward chain, this well-maintained apartment in Garden Mews is situated in the heart of Warsash village and offers a community within a community, with regular monthly get togethers offering an ideal social setting. Enjoy walking in the communal gardens where benches are dotted around to allow you to stop to take in the beautiful views across the neighbouring fields and River Hamble, with the addition of a laundrette and ample residents and visitors parking all on site.



Outside

Communal courtyards plus a communal garden with outlook over the mouth of River Hamble. Footpath leading to Strawberry fields and a costal footpath. Abundance of unallocated parking on a first come first serve basis. Site Managers office and access to communal laundry room.

Entrance Hall

Private entrance. UPVC double glazed front door. Carpet. Skirting boards. Carpeted staircase with wooden hand rail rising to apartment on the first floor.

Hallway (5' 1" x 14' 6") or (1.54m x 4.42m)

Double glazed window to rear. Carpet. Skirting boards. Coving. Electric radiator. Doorways leading off to all rooms. Two built in single wardrobes with storage cupboards above. Additional storage cupboard housing electric meter and fuse box. Airing cupboard housing water tank. Secure entry intercom.

Bathroom (5' 7" x 6' 9") or (1.69m x 2.05m)

Wooden panelled door with brass fittings. Double glazed window to rear. Vinyl flooring. Skirting boards. Low level WC with cistern. Pedestal hand wash basin with chrome mixer tap. Walk in shower with glass screen and wall mounted electric shower. Chrome towel rail. Wall mounted electric heater.

Bedroom One (12' 7" x 10' 10") or (3.84m x 3.30m)

Wooden panelled door with chrome fittings. Double glazed window to front. Carpet. Skirting boards. Electric radiator.



Bedroom Two (6' 9" x 12' 2") or (2.06m x 3.70m)

Wooden panelled door with brass fittings. Two double glazed windows to rear. Carpet. Skirting boards. Coving. Electric radiator.

Living/Dining Room (14' 8" x 15' 4") or (4.48m x 4.67m)

Wooden panelled door with brass fittings. Double glazed window to front. UPVC double glazed sliding door opens to balcony at front. Carpet. Skirting boards. Electric radiator. Door leading to kitchen.

Balcony

Laid to patio. Space for outdoor furniture.



Kitchen (6' 5" x 12' 2") or (1.95m x 3.70m)

Wooden panelled door with brass fittings. Dual aspect room with double glazed windows to either side. Tiled floor. Range of matching wall and base units. Ample work surfaces with tiled splash backs. Stainless steel sink and half with drainer and chrome mixer tap. Space and plumbing for washing machine, dishwasher and under counter fridge. Space for freestanding cooker. Inset spots.

Other

Fareham Borough Council Tax Band C £1834.14 2024/25 charges.
Vendors position: No onward chain



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