



ASKING PRICE

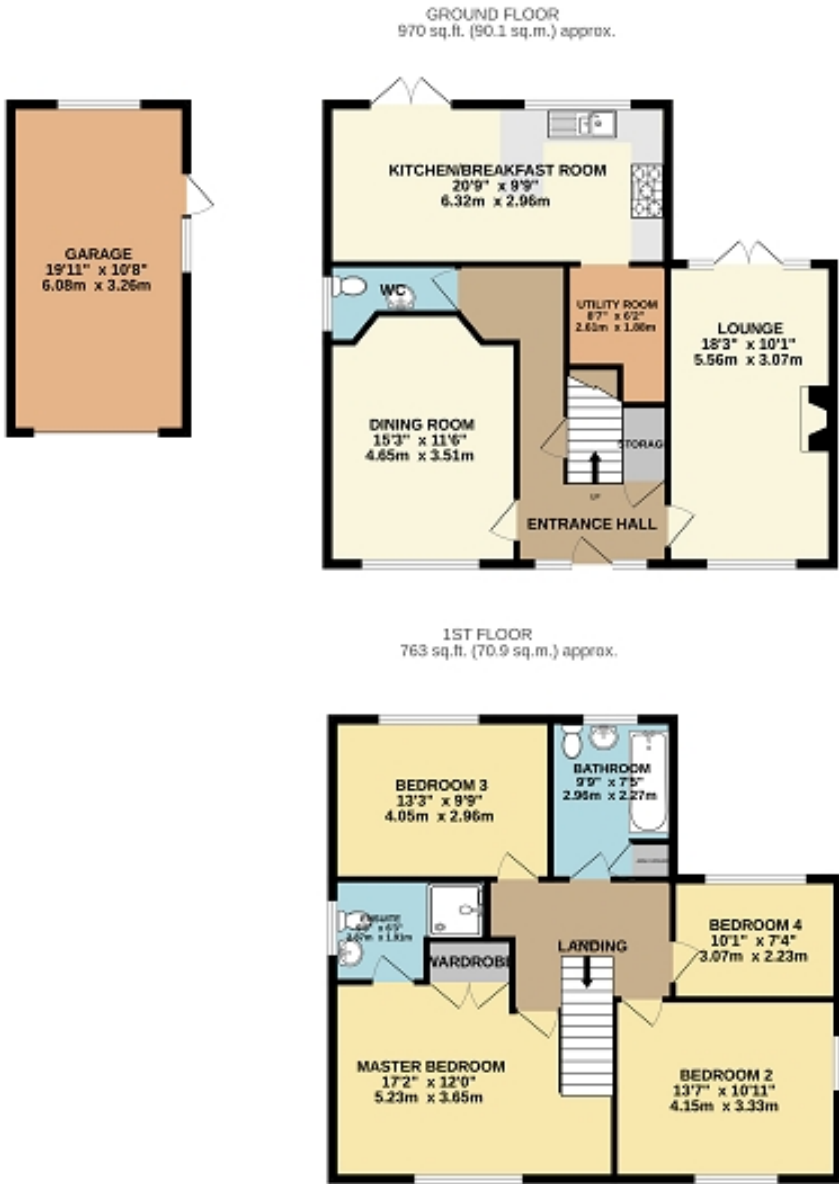
£925,000

Freehold

Shore Road, Warsash, SO31 9FU

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



TOTAL FLOOR AREA: 1733 sq.ft. (161.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	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.

Shore Road, Warsash, SO31 9FU

4 Beds - 2 Baths

A detached residence in the heart of Warsash incorporating four bedrooms, spacious living accommodation, garage and driveway parking. Ideally situated just a short walk to local amenities in Warsash Village.

FEATURES

- Four double bedrooms with en-suite to master
- Well equipped kitchen / breakfast room with separate formal dining room
- Utility room
- Private back garden
- Garage and driveway parking
- Situated on a prestigious road in central Warsash
- Walking distance to shoreline and village



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

Email: enquiries@brambles-estateagents.com

brambles-estateagents.com

Bursledon | Warsash | Mayfair



Nestled on one of the most prestigious roads in Warsash Village, this idyllic detached residence boasts a prime location, within just a short walk to both the shoreline and the village with its charming eateries and local shops. This home offers the epitome of coastal village lifestyle.

As you approach, a sweeping driveway leads you to a detached garage, offering ample parking and storage space. The house boasts a well-equipped, light-filled kitchen / breakfast room plus a separate, formal dining room offering an elegant space for hosting guests or formal family dinners. In addition, the cosy sitting room features a gas fireplace and French doors opening out to the back garden which is a wonderfully private space mainly laid to lawn. Upstairs you will benefit from a family bathroom and four well-proportioned bedrooms, with a fitted wardrobe and en-suite to the master.



Frontage

Driveway for multiple vehicles laid to shingle. Fencing and hedge rows providing privacy. Borders with mature shrubs and plants. Single garage.

Entrance Hall (18' 3" x 12' 9") or (5.56m x 3.89m)

Composite front door with opaque double glazing. Additional composite panels and glazing either side of front door. Carpet. Deep moulded skirting boards. Coving. Radiator. Storage cupboard. Additional under stairs storage cupboard. Doorways leading off to all rooms on ground floor.

Lounge (10' 1" x 18' 3") or (3.07m x 5.56m)

Wooden panelled door with brass fittings. Dual aspect room. Double glazed, leaded light effect window to front. Double glazed leaded light effect French doors to back garden, with additional glazing either side. Carpet with parquet flooring underneath. Deep moulded skirting boards. Coving. Ceiling rose. Radiator. Gas feature fireplace with stone hearth and mantle.

Dining Room (15' 3" x 11' 6") or (4.65m x 3.51m)

Wooden panelled door with brass fittings. Double glazed, leaded light effect window to front. Parquet flooring. Deep moulded skirting boards. Coving. Radiator.

Cloakroom (4' 9" x 7' 11") or (1.45m x 2.42m)

Wooden panelled door with brass fittings. Opaque, double glazed, leaded light effect window to side. Laminate flooring. Deep moulded skirting boards. Coving. Inset spots. Low level WC with concealed cistern. White hand wash basin with chrome mixer tap and vanity unit below. Radiator.

Kitchen/Breakfast Room (9' 9" x 20' 9") or (2.96m x 6.32m)

Double glazed, leaded light effect window to rear. Double glazed, leaded light effect French doors to back garden. LVT flooring. Deep moulded skirting boards. Coving. Radiator. Inset spots. Space for dining table and chairs. Full range of matching wall and base units incorporating a breakfast bar. Ample work surfaces with risers. Stainless steel sink and drainer with chrome mixer tap. Integrated electric oven and five point gas burner hob with stainless steel splash back. Integrated dishwasher. Fitted storage cupboard housing the boiler. Extractor fan. Doorway to utility room.

Utility Room (8' 7" x 6' 2") or (2.61m x 1.88m)

Wooden door with multi-pane glazing. LVT flooring. Deep moulded skirting boards. Base units with work surface. Space and plumbing for American style fridge freezer. Space and plumbing for washing machine. Extractor fan.

Garden

Wonderfully private, north facing back garden. Mainly laid to lawn. Raised vegetable patches. Block paved patio sweeps around the rear of the house. Fully fenced. Area laid to shingle, ideal for bistro set. Borders with mature trees, shrubs and plants. Greenhouse. Outdoor tap. Side access via wooden gate. Access to garage via wooden door with glazing.



Landing (12' 10" x 11' 3") or (3.91m x 3.44m)

Carpet. Deep moulded skirting boards. Coving. Fitted bookshelf. Inset spots. Doorways leading off to all rooms on first floor.

Master Bedroom (12' 0" x 17' 2") or (3.65m x 5.23m)

Wooden panelled door with brass fittings. Two double glazed, leaded light effect windows to front. Carpet. Deep moulded skirting boards. Coving. Radiator. Double built in wardrobe. Doorway leading to en-suite. Access to boarded loft with lighting.

En Suite (6' 3" x 9' 5") or (1.91m x 2.87m)

Wooden panelled door with brass fittings. Opaque, double glazed, leaded light effect window to side. Tiled floor. Half tiled walls. Low level WC with concealed cistern. White hand wash basin with chrome mixer tap wit vanity unit below. Fully tiled shower cubicle with concertina glass door and chrome shower. Chrome ladder style heated towel rail. Inset spots.

Bedroom Two (10' 11" x 13' 7") or (3.33m x 4.15m)

Wooden panelled door with brass fittings. Dual aspect room with double glazed, leaded light effect window to front and side. Carpet. Deep moulded skirting boards. Coving. Radiator.

Bedroom Three (9' 9" x 13' 3") or (2.96m x 4.05m)

Wooden panelled door with brass fittings. Double glazed, leaded light effect window to rear. Carpet. Deep moulded skirting boards. Coving. Fitted wardrobe. Radiator.

Bedroom 4 (7' 4" x 10' 1") or (2.23m x 3.07m)

Wooden panelled door with brass fittings. Double glazed, leaded light effect window to rear. Carpet. Deep moulded skirting board. Radiator. Inset spots.

Family Bathroom (9' 9" x 7' 5") or (2.96m x 2.27m)

Wooden panelled door with brass fittings. Opaque, double glazed, leaded light effect window to rear. Coving. Tiled floor. Half tiled walls. Inset spots. Low level WC with cistern. White pedestal hand wash basin with chrome taps. Panel bath with chrome mixer tap and shower attachment. Radiator. Electric shaving point. Built in storage cupboard.

Garage (19' 11" x 10' 8") or (6.08m x 3.26m)

Single garage. Up and over door. Wooden side door with glazing. Window to side



and rear. Power and lighting.

Other

Fareham Borough Council Tax Band F £2980.46 2024/25 charges.
Vendors position: Need to find



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