



BRAMBLES

ASKING PRICE

£475,000

Freehold

Catamaran Close, Warsash, SO31 9AS

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



TOTAL FLOOR AREA: 1302 sq.ft. (121.0 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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| Energy Efficiency Rating                          |         |           |
|---------------------------------------------------|---------|-----------|
|                                                   | Current | Potential |
| Very energy efficient - lower running costs       |         |           |
| (92+) A                                           |         |           |
| (81-91) B                                         |         | 81        |
| (69-80) C                                         |         |           |
| (55-68) D                                         | 62      |           |
| (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.



Catamaran Close, Warsash, SO31 9AS

3 Beds - 1 Bath

This well presented three-bedroom detached bungalow with driveway parking is nestled in a quiet cul-de-sac location, close to the local amenities of Warsash Village.

### FEATURES

- Quiet cul-de-sac location
- Three bedrooms, one reception room
- Tiled bathroom with walk-in shower
- Conservatory to the rear
- Low maintenance front and back garden
- Garage plus driveway parking for two cars
- Walking distance to the local amenities of Warsash 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](mailto:enquiries@brambles-estateagents.com)

[brambles-estateagents.com](http://brambles-estateagents.com)

Bursledon | Warsash | Mayfair



Welcome to Catamaran Close, a quiet cul-de-sac, ideally situated within walking distance of the River Hamble and Warsash Village which offers a generous selection of amenities, shops and eateries. For families, the area is in catchment for several well regarded primary and secondary schools. Thanks to the proximity of the M27 motorway, a quick commute to Southampton City Centre is achievable within 25 minutes.

On approach, this home boasts an attractive, low maintenance front garden, plus a tandem garage and driveway parking for two vehicles. Stepping inside, there's a shower room and three well-proportioned bedrooms to the front of the bungalow. To the rear, a well-equipped kitchen along with a spacious lounge/ diner leading to the bight and versatile conservatory overlooking a pretty, low maintenance back garden.



## Outside

Pathway and ramp leading to front door. Areas laid to shingle. Double driveway leading to garage.

## Hallway (14' 2" x 4' 8") or (4.31m x 1.41m)

UPVC door with double glazed leaded light effect inset. Carpet. Radiator. Storage cupboard. Access to loft. Doorways leading to all rooms.

## Bedroom One (12' 6" x 9' 7") or (3.81m x 2.93m)

Double glazed bay window to front. Carpet. Radiator. Coving. Moulded skirting boards. Double fitted wardrobe.

## Bedroom Two (11' 1" x 8' 0") or (3.38m x 2.43m)

Double glazed window to front. Carpet. Radiator. Coving. Moulded skirting boards.

## Bedroom Three (14' 1" x 9' 0") or (4.28m x 2.74m)

Double glazed window to front. carpet. Radiator. Coving. Moulded skirting boards.

## Bathroom (6' 4" x 7' 11") or (1.93m x 2.42m)

Double glazed, opaque window to side. Tiled walls. Low level WC. Pedestal was basin with chrome mixer tap. Tiled, walk-in shower. Ladder style heated towel rail. Extractor fan. Airing cupboard housing the water tank.



## Kitchen / Breakfast Room(13' 5" x 11' 7") or (4.10m x 3.53m)

Double glazed window to garden. UPVC double glazed door to back garden. Range of matching wall and base units. Wall mounted boiler. One and half stainless steel sink and drainer with mixer tap. Space and plumbing for dishwasher and washing machine. Space for fridge freezer. Neff four point gas burner with extractor hood above. Double electric fan oven. Under cabinet lighting.

## Living Room (15' 5" x 20' 2") or (4.70m x 6.14m)

Double glazed UPVC windows and French doors opening to garden. Double glazed UPVC French doors lead to conservatory. Carpet. Coving. Two double radiators.



## Conservatory (11' 0" x 9' 8") or (3.35m x 2.94m)

Dwarf wall conservatory with double glazing and windows. Poly carbonate roof. UPVC French doors open to back garden.

## Garage (31' 2" x 8' 2") or (9.50m x 2.50m)

Tandem garage with up and over door. UPVC double glazed door to garden. Eaves storage space. Power and lighting.

## Garden

Low maintenance back garden with several patio areas. Greenhouse. Side access.

## Other

Fareham Borough Council Tax Band D £2,164.55 2025/26 Charges

Vendors Position: No forward chain



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