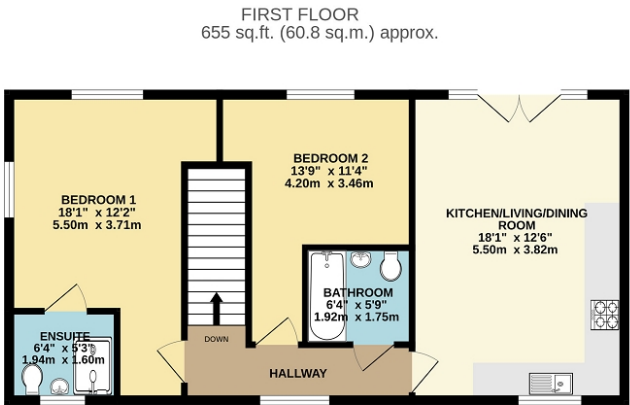
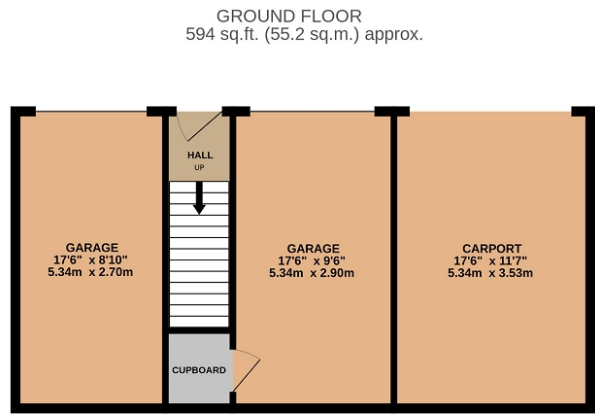




TOTAL FLOOR AREA : 1249 sq.ft. (116.0 sq.m.) approx.

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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BRAMBLES

ASKING PRICE

£325,000

Freehold

Lizard Close, Warsash, SO31 9EG

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



Lizard Close, Warsash, SO31 9EG

2 Beds - 2 Baths

A stylish, newly constructed coach house in the sought after location of Warsash. With the benefit of a covered car port, two garages and private garden.

FEATURES

- New build with 10 year NHBC guarantee
- Covered car port plus two garages
- Two double bedroom and two bathrooms
- Modern open plan layout with upgraded kitchen and integrated appliances
- 'A' rated energy efficient home with EV charger and PV panels
- Triple glazed throughout
- Convenient location just a short walk from the amenities of Warsash Village



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	94	94
(81-91) B		
(69-80) C		
(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.

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Bursledon | Warsash | Mayfair



Built in 2025 by Taylor Wimpey, this modern two double bedroom coach house is an ideal residence for professionals, first time buyers or investors.

The sociable, open plan living/dining/kitchen area with Juliet balcony provides the ideal space for hosting and entertaining. The kitchen with its sleek cabinetry, has been upgraded to include a full range of integrated appliances, stone worktops, additional cupboard space, cabinet LED lighting and kick board LED lights.

The master bedroom features a contemporary ensuite, and a family bathroom serves the additional second bedroom. Externally, the benefits of this home continue. There's a private garden laid to lawn, a car port plus two additional single garages offering an abundance of additional storage. There are two visitor parking bays plus plenty of on-street parking across the development.

Bramley Park is the new Taylor Wimpey development in Warsash. Ideally positioned close to local shopping centres in both Locks Heath and Warsash. Public transport is another key selling feature with a bus stop right on your doorstep. There are some fantastic local walks all close by with Holly Hill Woodland park and the estuary of The River Hamble leading all the way to Swanwick.



Outside

Two garages and a car port. Visitor parking bays. Access to rear garden.

Entrance

Composite front door with glazing into the entrance hall on the ground floor. LVT flooring. Skirting boards. Radiator. Wall unit housing breaker switches. Carpeted staircase with wooden handrail rising to the first floor.

Hallway

Triple glazed window to rear. LVT flooring. Skirting boards. Radiator. Doorways leading to all rooms.

Kitchen/Living/Dining Room(18' 1" x 12' 6") or (5.50m x 3.82m)

Triple glazed window to rear. UPVC Triple glazed French doors open out to Juliet balcony with fixed glazing either side. Continuation of flooring. Two radiators. Matching wall and base units. Integrated fridge freezer. Integrated Electrolux oven. Electrolux four point gas burner hob. Splash back. Stainless steel hood above. One of the wall units houses the Ideal combi boiler. Stainless steel sink and a half with chrome mixer tap. Ample work surfaces with drainer inserts. Integrated washing machine. Integrated dishwasher. Inset spots. Under cabinet lights and plinth lighting.

Bedroom One (18' 1" x 12' 2") or (5.50m x 3.71m)

Triple glazed window to front and side. LVT flooring. Skirting boards. Radiator. Doorway to ensuite.



En Suite (5' 3" x 6' 4") or (1.60m x 1.94m)

Triple glazed, opaque window to rear. Tiled floor. Half tiled walls. Fully tiled shower cubicle with glass sliding door and chrome wall mounted shower. White pedestal wash basin with chrome mixer tap. Low level WC. Chrome ladder style heated towel rail. Inset spots.

Bedroom Two (13' 9" x 11' 4") or (4.20m x 3.46m)

Two triple glazed windows to front. Continuation of the flooring. Skirting boards. Radiator.

Bathroom (5' 9" x 6' 4") or (1.75m x 1.92m)

Tiled floor. Half tiled walls. White panel bath with chrome mix tap and handheld shower attachment. White pedestal wash basin with chrome mixer tap. Low level WC with cistern. Radiator. Inset spots.

Garden

Wooden gate to side opens to private garden laid to lawn. Fully fenced. Paved pathway. Outdoor tap. Bike shed.

Garages (17' 6" x 9' 6") or (5.34m x 2.90m)

Two single garages, both with power, lighting and electric rolling doors. One has an EV charger and access to storage cupboard.

Carport (17' 6" x 11' 3") or (5.34m x 3.43m)

Single car port with power and lighting.



Other

Fareham Borough Council Tax Band C £1924.04 2025/26 charges.

Development charge: Approx £26 per month

Vendors position: Need to find



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