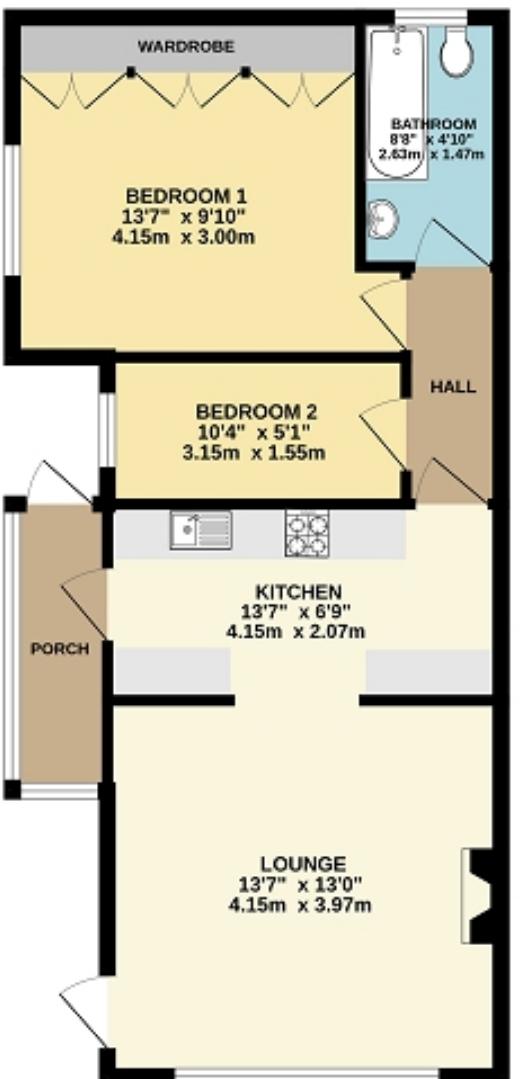


GROUND FLOOR  
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA: 566 sq.ft. (52.6 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of areas, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given 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		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F	35	
(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.



BRAMBLES

ASKING PRICE

**£279,950**

Freehold

**Solent Breezes, Warsash, SO31 9HG**

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



**Solent Breezes, Hook Lane, Warsash  
SO31 9HG**

### 2 Beds - 1 Bath

Brambles Estate Agents are delighted to market this extended, two-bedroom chalet with stunning water views, ideally situated in the highly desirable Solent Breezes Holiday Park.

### FEATURES

- Extended two bedroom chalet, located in the sought after Solent Breezes holiday park
- Prime plot on the park with breath-taking water views
- Private patio
- Driveway parking for two cars
- Gas central heating throughout
- 12 month occupancy
- On-site facilities including a heated swimming pool, tennis courts and club house
- Close proximity to the local amenities of Warsash



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

Bursledon | Warsash | Mayfair



Solent Breezes Holiday Park is a charming coastal retreat located in Warsash, offering stunning views across the Solent to the Isle of Wight. Operated by Park Holidays UK, this park is known for its friendly atmosphere and is ideal for families, couples, and sailing enthusiasts seeking a peaceful getaway on the coast. The park offers plenty of amenities, including an outdoor heated swimming pool, childrens play area, tennis courts and club house; an ideal spot to enjoy food and drink with superb views over The Solent. Further local amenities can be enjoyed at nearby Warsash Village where you will find an array of shops, pubs and eateries.

This two-bedroom chalet has a prime location on the park, an elevated plot with a magnificent outlook over the water. Previously extended, the inside features a lounge, kitchen/diner, two bedrooms and a well-appointed bathroom with shower over the bath. The lounge boasts an outlook over the private patio, perfect for outdoor dining whilst taking in the breath-taking view. Further adding to the appeal, this property has a driveway to the rear providing off road parking for two vehicles.

In summary, this two-bedroom park home offers an exceptional opportunity to embrace a relaxed lifestyle in one of Hampshire's most sought-after locations. Solent Breezes Holiday Park combines the tranquillity of a coastal retreat, with a variety of on-site facilities and nearby attractions.



#### Outside

Driveway offering parking for two cars. Side access leads to private patio area at the front with undisturbed views over the water.

#### Porch (9' 11" x 3' 4") or (3.02m x 1.02m)

Double glazed door. Fixed double glazed panelling and opening window. Vinyl flooring. Double glazed door leads to kitchen.

#### Kitchen (6' 9" x 13' 7") or (2.07m x 4.15m)

Vinyl flooring. Full range of matching base and wall units. Ample work surfaces. Stainless steel sink and drainer with chrome mixer tap. Integrated electric oven and four point gas burner hob. Extractor hood. Space and plumbing for washing machine space and dishwasher. Wall unit housing the boiler. Archway opening to the lounge. Doorway to hallway.

#### Lounge (12' 11" x 13' 7") or (3.94m x 4.15m)

UPVC double glazed door to the side. Carpet. Skirting boards. Radiator. Log burner, set into brick chimney breast with tiled half.

#### Hallway (8' 2" x 2' 7") or (2.50m x 0.80m)

Carpet. Skirting boards. Radiator. Doorways lead to all rooms.



**Bedroom One (9' 10" x 13' 7") or (3.0m x 4.14m)**  
UPVC double glazed window to the side. Wooden flooring. Skirting boards. Radiator. Range of fitted wardrobes.



**Bedroom Two (5' 1" x 10' 4") or (1.55m x 3.15m)**  
Double glazed window to side. Carpet. Skirting boards. Radiator.



Brambles Estate Agents Ltd have not checked the suitability, specifications or working conditions of any services, appliances or equipment. The enforceability and validity of any guarantee cannot be confirmed by the Agent even though documents may exist. It should not be assumed that any fittings or furnishings photographed are included in the sale unless specified; nor that the property remains as shown in the photograph.