

HUNTERS®

HERE TO GET *you* THERE



Chilling Lane

Warsash, Southampton, SO31 9HG

Offers In Excess Of £350,000



Council Tax: C



23 Solent Breezes Chilling Lane

Warsash, Southampton, SO31 9HG

Offers In Excess Of £350,000



Rear Approach

Parking for several vehicles, access to wooden shed, access to side main door.

Entrance Porch/Laundry Room

22'5" x 3'11" (6.83m x 1.19m)

Double glazed windows to front and side. Space for fridge freezer, tumble dryer or additional white goods, vinyl flooring, door to:

Entrance Hall

Window to side, built in double cupboard with shelving, double radiator, solid oak flooring, doors to:

Open Plan Kitchen / Living Room

18'7" x 15'9" (5.66m x 4.80m)

Re-fitted with a modern range of base and eye level units and drawers with worktops over, matching breakfast bar with cupboards under, 1+1/2 bowl sink unit with single drainer and mixer tap, integrated dishwasher and tall fridge, built-in double oven, electric hob, extractor,

Double glazed windows to front and side aspect with stunning water views, two double radiators, solid oak flooring, TV point recessed ceiling spotlights, double glazed doors to side garden, double glazed sliding patio doors to side terrace seating area.

Main Bedroom

11'11" x 10'1" max (3.63m x 3.07m max)

Double glazed window to side aspect, boiler cupboard housing wall mounted boiler, space and plumbing for washing machine and tumble dryer, built-in triple wardrobe with full-length mirrored sliding doors, hanging rails, double radiator, fitted carpet, recessed ceiling spotlights, door to:

En-suite Shower Room

Re-fitted with a modern three piece suite comprising tiled shower enclosure with shower over, inset wash hand basin in vanity unit with cupboards under, low-level WC and extractor fan tiled surround, heated towel rail, recessed ceiling spotlights.

Bedroom 2

11' x 7'9" (3.35m x 2.36m)

Double glazed window to side aspect, built-in double wardrobe with sliding door, hanging rails and shelving, double radiator, fitted carpet, ceiling spotlights.

Bathroom

Modern re-fitted with a three piece suite comprising panelled bath with shower over and glass screen, inset wash hand basin in vanity unit with cupboards under and closed coupled WC tiled surround, double glazed window to side aspect, double radiator.

Side Garden

Fully enclosed and private garden, enclosed by wooden fencing, patio seating area, remainder is laid to lawn, raised decking area with shed/workshop with power and light, side gated access, outside tap, and power points.

Front Garden

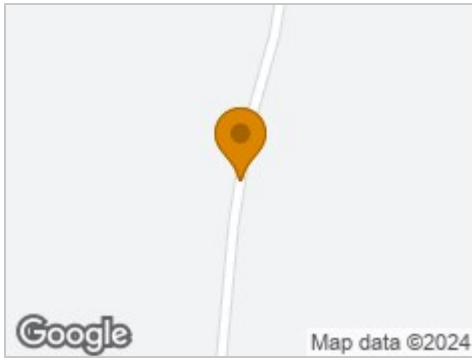
Large terrace seating area with picturesque views across the Solent and Isle Of Wight, garden shed, access to side garden.

PLEASE NOTE

This property benefits from all year round residency.



Road Map



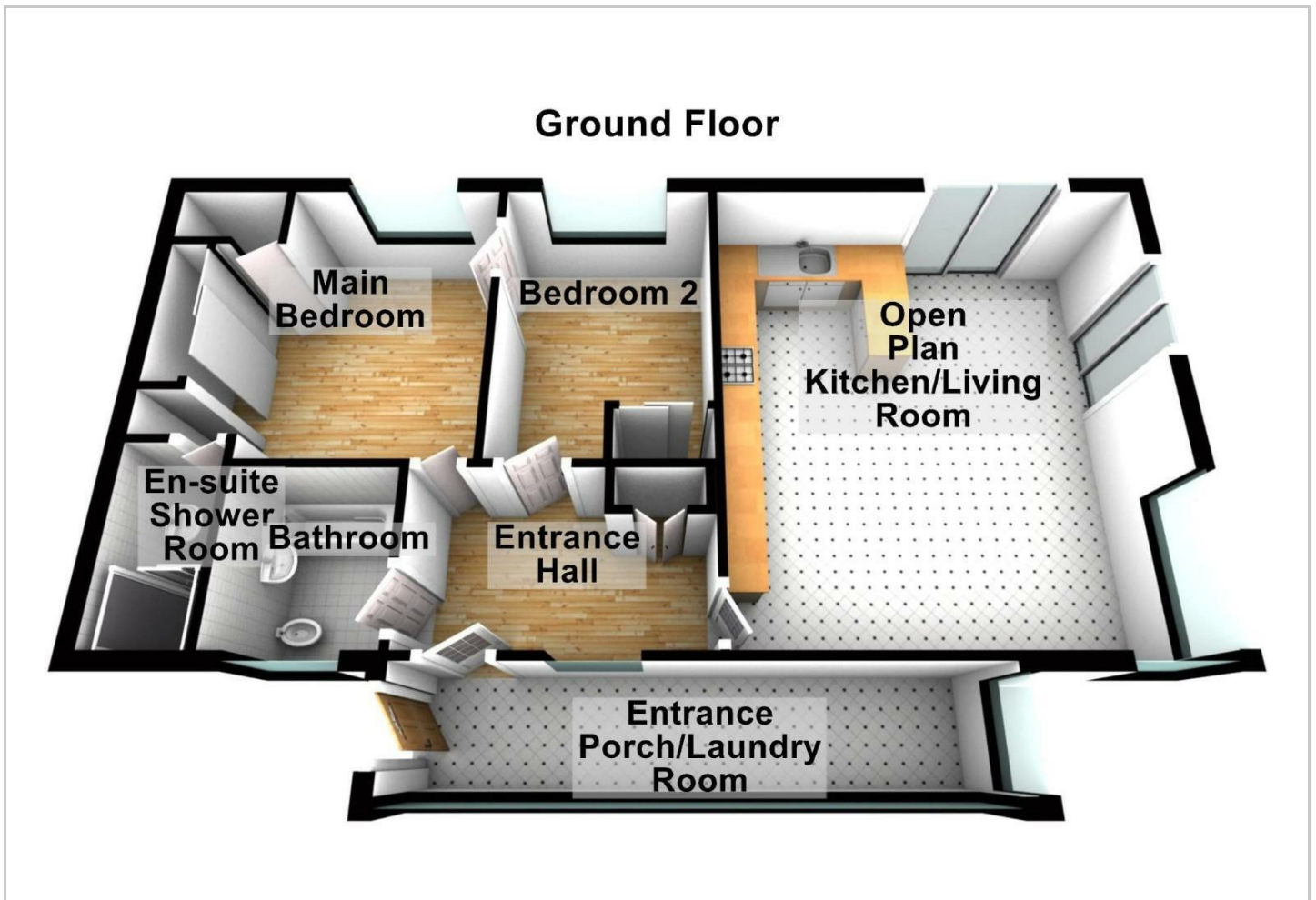
Hybrid Map



Terrain Map



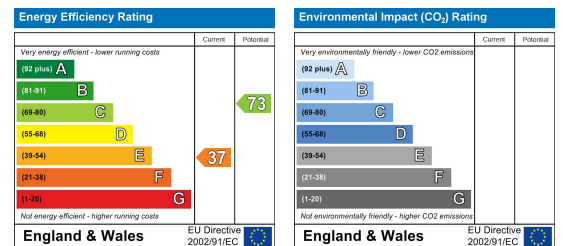
Floor Plan



Viewing

Please contact our Hunters Netley Abbey Office on 023 8045 8054 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.