



68 Brook Lane, Warsash, SO31 9FG

Asking Price £550,000





Brook Lane |

Warsash | SO31 9FG

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W&W are pleased to offer for sale this three bedroom detached bungalow sitting on an enviable plot within walking distance to Warsash Village Centre. The property boasts three bedrooms, lounge, kitchen, dining room & modern shower room. The provides front & rear gardens as well as a garage and driveway parking for multiple vehicles, and lends itself to being extended, similar to a number of properties on this lane (STPP)

Brook Lane is situated close to the ever so sought after maritime village of Warsash. The village offers some picturesque walks along the River Hamble, with the option to stop in various riverside eateries & take the little pink ferry crossing to Hamble. The local shops are a 15 minute walk away while further amenities of Locks Heath are just over a mile away, including a large Waitrose. Excellent transport links are also easily accessible including A27, M27, Swanwick train station & Southampton Airport.





Three bedroom detached bungalow

Sitting on an enviable plot providing front & rear gardens

Great scope for extensions (subject to planning permission)

Entrance hall boasting built in storage cupboards

Dual aspect lounge enjoying centrepiece fireplace

Kitchen boasting built in storage cupboard

Dual aspect dining room

Three double bedrooms

Modern shower room comprising two piece white suite with feature walk in shower & attractive wall tiling

Seperate WC

Rear garden laid to shrubbery & patio areas

Front garden laid to shingle & shrubbery

Garage & Driveway parking

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

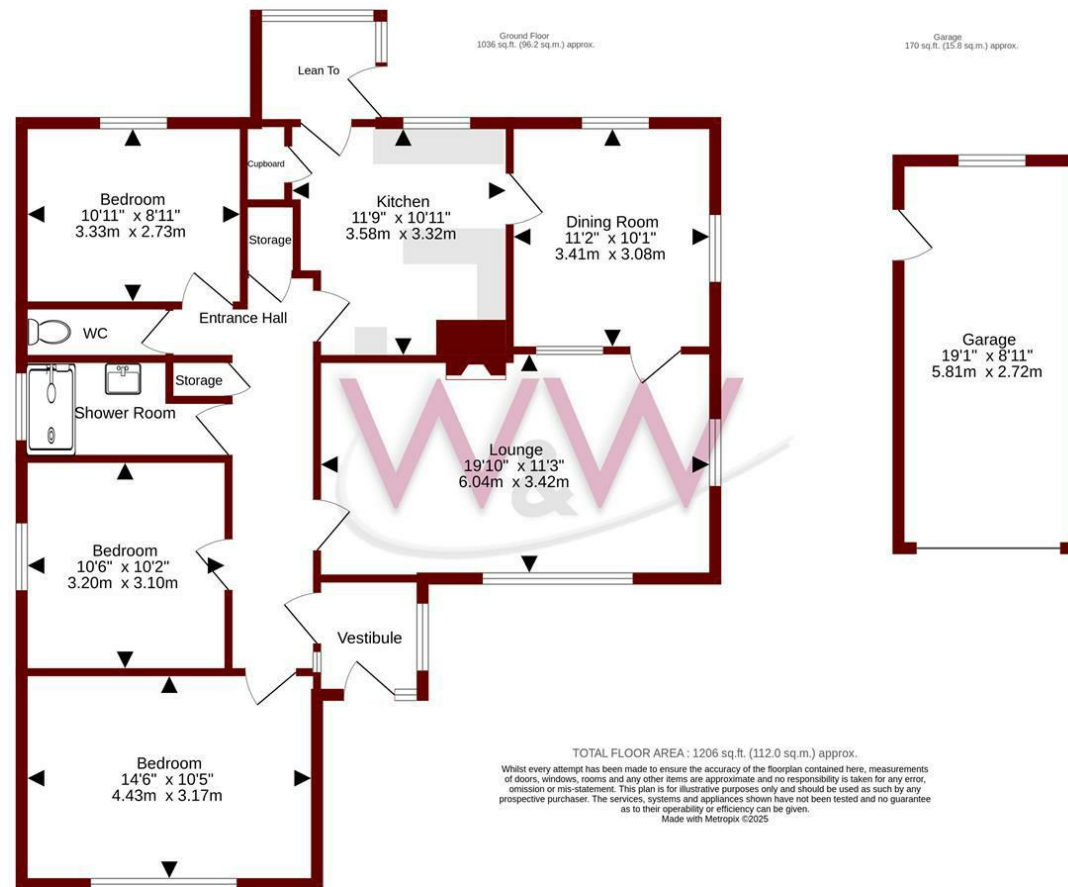
Heating - Gas central heating


Broadband - There is broadband connected to the property and the seller informs us that this is supplied by BT

Please check here for potential broadband speeds -  
<https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks -  
<https://checker.ofcom.org.uk/>





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	84
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Council Tax Band - E

Tenure - Freehold

Current EPC Rating -TBC

Potential EPC Rating - TBC

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