



5 Phoenix Drive, Warsash, Southampton, SO31 9LR

Asking Price £500,000

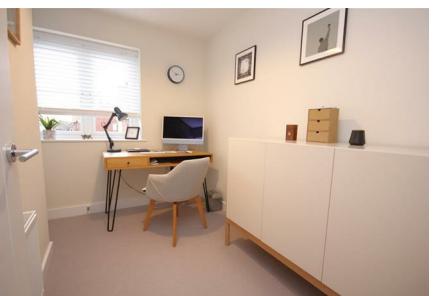
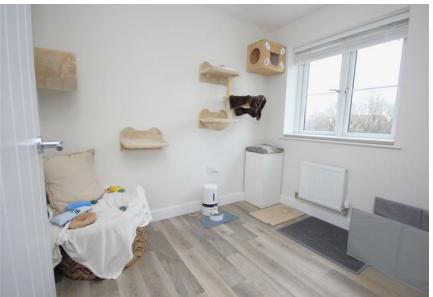


Phoenix Drive | Warsash  
Southampton | SO31 9LR  
Asking Price £500,000

W&W are extremely delighted to offer for sale this beautifully presented 2023 built four bedroom detached family home situated at the end of a sought after cul de sac location. Internally, the property boasts four bedrooms, 19'11ft modern kitchen/dining room, dual aspect lounge, downstairs cloakroom, main bathroom & en-suite shower room to the main bedroom. Outside, the property enjoys a landscaped side garden, garage & driveway parking for multiple vehicles.

Phoenix Drive is situated in the sought after Rivercross development within the popular Warsash village. Warsash is a highly regarded coastal village, well known for its picturesque waterfront, charming marina, and excellent local amenities. The area offers a strong community feel, well-regarded schools, and convenient access to Southampton, Fareham, and the M27, making it ideal for both families and commuters. With scenic walks along the River Hamble and nearby countryside, Warsash perfectly combines village living with coastal charm.





Beautifully presented 2023 built four bedroom detached family home

Situated in an enviable position within a popular cul de sac

No chain ahead, Vendor buying a brand new property

Welcoming entrance hall enjoying attractive karndean flooring flowing throughout the ground floor & a built in storage cupboard

19'11ft Kitchen/dining room with twin double doors opening out to the rear garden both with made to measure fitted shutters

Stunning kitchen with attractive matte cabinets, quartz worktops, central island & built in utility cupboard providing space/plumbing for washing machine & tumble dryer

Integrated appliances include single oven, combination microwave/oven, hob, fridge/freezer, dishwasher & water softener to remain

Dual aspect lounge with walk in bay window to the side enjoying greenery views

Downstairs cloakroom comprising two piece contemporary suite

Feature made to measure shutters to the ground floor

Main bedroom benefitting from feature air-conditioning & en-suite

Modern en-suite shower room comprising three piece white suite with feature low profile shower cubicle tray & attractive wall/floor tiling

Three additional bedrooms

Modern main bathroom comprising three piece white suite & attractive wall/floor tiling

Landscaped side garden with large sandstone paved patio perfect for alfresco dining, area laid to lawn with raised sleepers enjoying display flower/shrubbery

Detached single garage with power, lighting & storage

Driveway parking for multiple vehicles with feature EV charger to remain

Estate management charge approx. £317 PA but the seller has informed us that this isn't payable until the development has been completed

The property is of a traditional brick build and is connected to mains water, drainage, electrics & gas. The property enjoys gas central heating

Broadband - There is broadband connected to the property

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/>



**TOTAL FLOOR AREA: 1293 sq.ft (120.1 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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**Council Tax Band - E**

**Tenure - Freehold**

**Current EPC Rating - B**

**Potential EPC Rating - A**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	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 & Wales      EU Directive 2002/91/EC

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