




**£375,000**  
Freehold

**27 Brigantine Road, Warsash**  
Southampton, Hampshire SO31 9AD



## Quick View

	3 Bedrooms		Garage with electric
	2 Living Rooms + Conservatory		1 Bathroom + Cloakroom
	Semi-Detached House		EPC Rating C
	Driveway Parking		Council Tax Band D

## Reasons to View

- The open-plan living space here creates a flexible space where the whole family can connect, enjoy quality time together, and still do their own activities.
- Sun worshippers will love this south facing garden – it's surely the perfect venue for a Sunday afternoon BBQ with friends.
- Modern grey gloss units conceal integrated appliances for a very sleek and neat look to both the kitchen and utility area.
- Enjoy weekends exploring Warsash Common and the River Hamble and Solent shoreline, there are endless walks to discover.
- Hook with Warsash Primary School is in catchment and just a 15 minute walk away, or less if you use the local footpaths.
- The current occupier is hoping to move by the end of January so we would hope you could be moved in and settled well before the stamp duty changes.

## Description

When considering where to build your family's nest there are lots of things to contemplate, such as proximity to schools, somewhere to do the weekly shop and great places for when you want to get out and about. You'll find all these and more on hand from this lovely home in Warsash. It's just a 15 minute walk to Hook with Warsash CE Academy and a 1.25 mile walk to Brookfield for the older ones. Warsash village is just over half mile away with a Co Op, bakery plus several pubs and takeaways to enjoy.

Next door but one to the house is a driveway leading to a single garage with up and over door and power connected. Further parking is possible on the shingle area alongside so you could have space for 2-3 cars off the road. A wrought iron fence with gate encloses the front garden and there is a further gate giving access to a covered side area accessing the rear garden and door into the utility area.

The front door opens into the hallway with a ground floor cloakroom to the left and a glazed door leading into the sitting room. This is a good sized room with a feature fireplace with gas fire inset and archway into the dining room. Across the rear of the house the kitchen and dining room are next to each other, allowing easy access to bring all those lovely meals from the kitchen to the table. The kitchen and separate utility area have half tiled walls making a practical space for those with pets. The units have been refitted with light grey gloss units and integrated appliances for a sleek look. A small conservatory to the rear provides the perfect spot to sit and enjoy the garden and valuable extra living space.

Stairs from the living room lead up to the first floor landing with built in cupboard, there is a drop down loft hatch and ladder up to the part boarded loft with light where the gas combination boiler is located. The two larger bedrooms both have built wardrobes giving lots of storage space whilst bedroom three is a single room. The bathroom is fully tiled and fitted with a white suite with separate shower over the bath and a chrome heated towel rail.

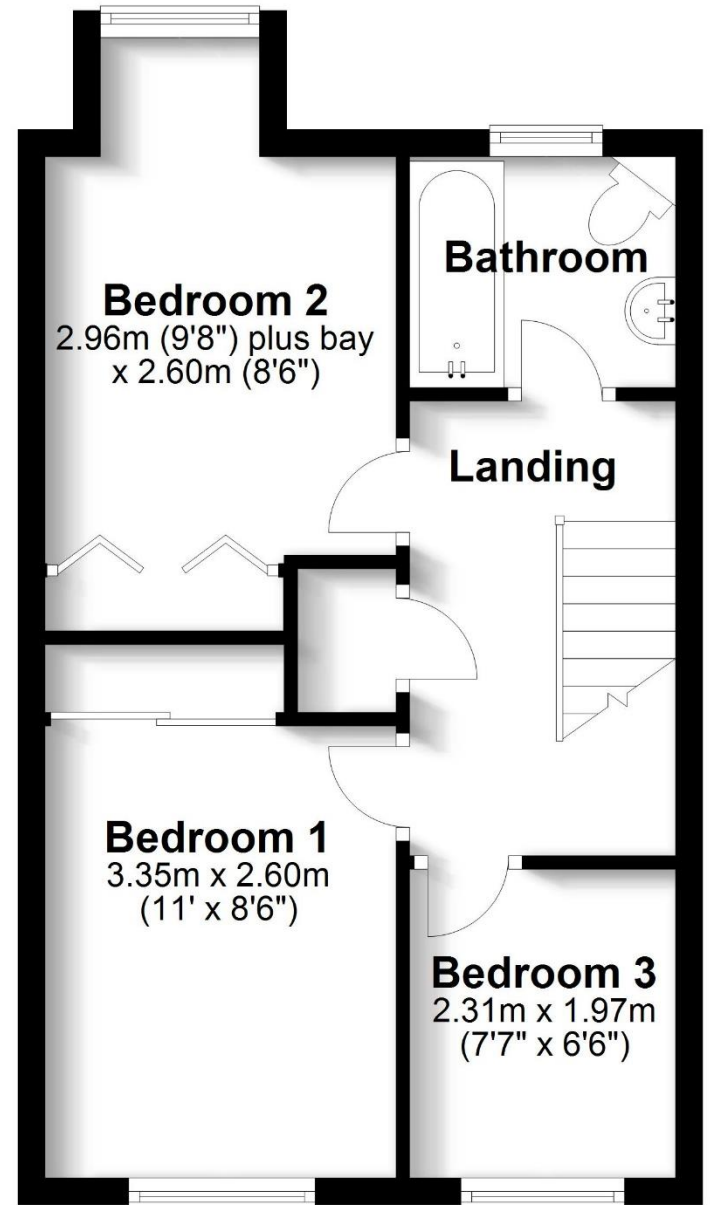
The rear garden faces south and has a wooden potting shed with electric lights and a corner decking area with a neat lawn and shrub borders. To sum up, this really is a very neat and tidy home that you would not need to do any work to in the short term, so if you like what you see please do get in touch to arrange a viewing.

## Directions

<https://what3words.com/takeover.overruns.zone>

## First Floor

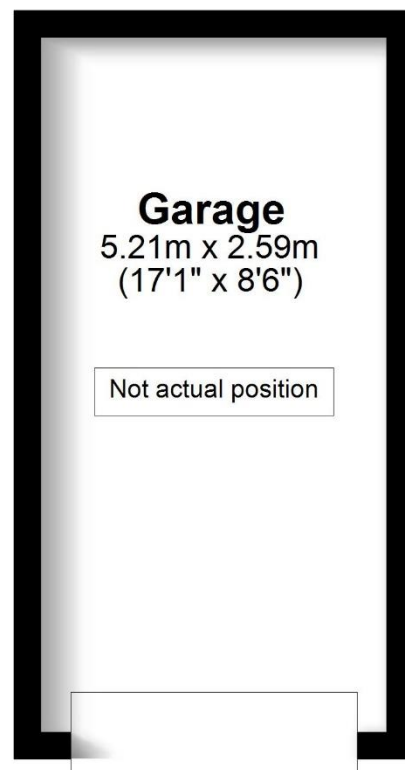
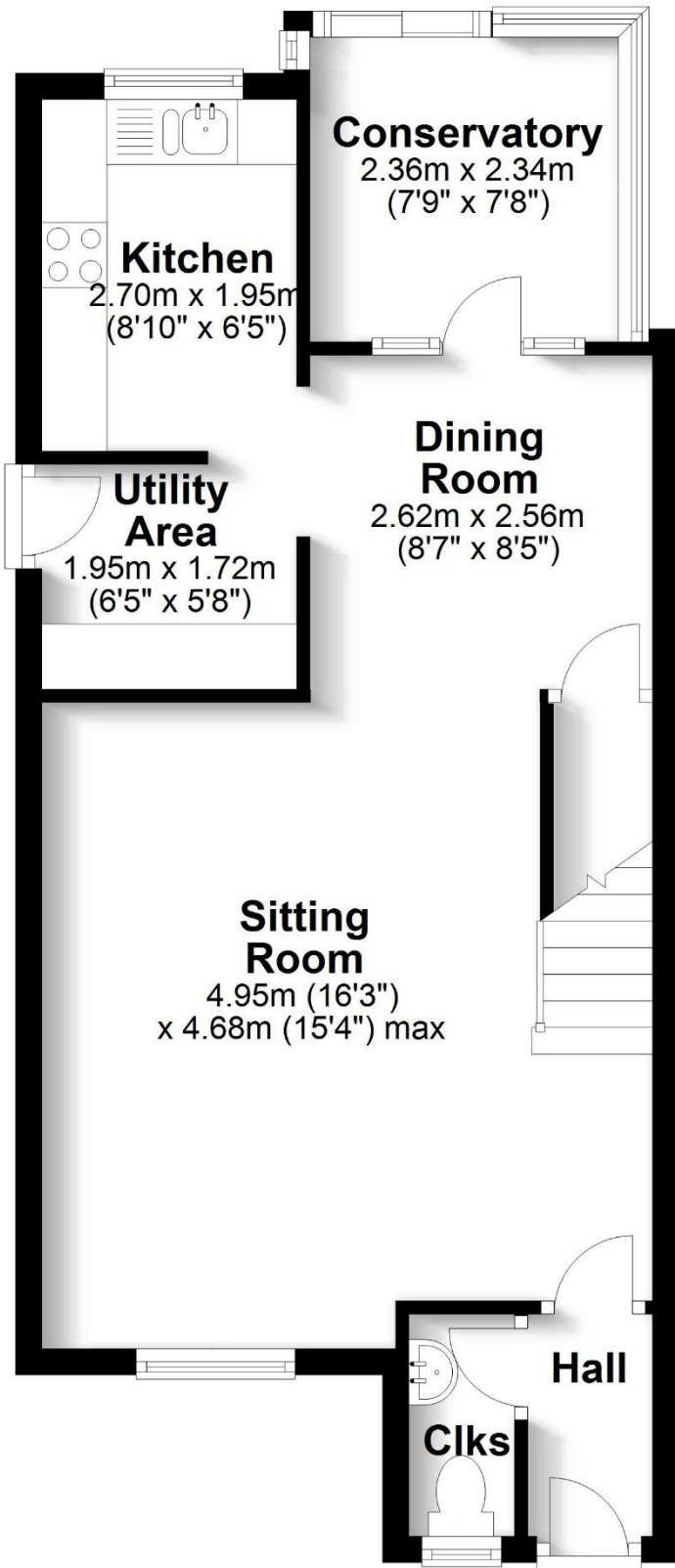
Approx. 36.5 sq. metres (393.0 sq. feet)



## Ground Floor

Main area: approx. 48.1 sq. metres (517.3 sq. feet)

Plus garages, approx. 13.5 sq. metres (145.2 sq. feet)



Main area: Approx. 84.6 sq. metres (910.2 sq. feet)

Plus garages, approx. 13.5 sq. metres (145.2 sq. feet)

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