



**BROOK**  
INDEPENDENT  
ESTATE AGENTS

**1 Mirror Close, Warsash, SO31 9AJ**

A beautifully situated three bedroom detached house with excellent parking, a sunny plot, extended kitchen breakfast room & conservatory overlooking the pretty garden  
£409,950

### ACCOMMODATION & FEATURES

- This is a lovely three well proportioned home set nicely in a corner position just tucked inside the close with the benefit of exceptionally good off road parking for numerous cars plus a garage screened perfectly by mature hedging
- Due to the sunny aspect the living space is light and bright enhancing the feeling of space with the desired layout of an open plan living diner
- The conservatory is a wonderful versatile room overlooking the garden perfect for relaxing and retreating to a flexible year round space!
- The kitchen area offers plenty of storage and preparation space plus there is a super breakfast bar to perch at and enjoy a supper or snack and admire the garden
- There is an essential secluded utility cloakroom space off the kitchen, keeping all the laundry items nicely out of the way and sight!
- There are three very well proportioned bedrooms offering good storage, a second shower plus a very spacious bathroom suite
- The garden is well arranged with a nice mix of lawn, specimen shrubbery and trees for seasonal screening all to be enjoyed from the patio



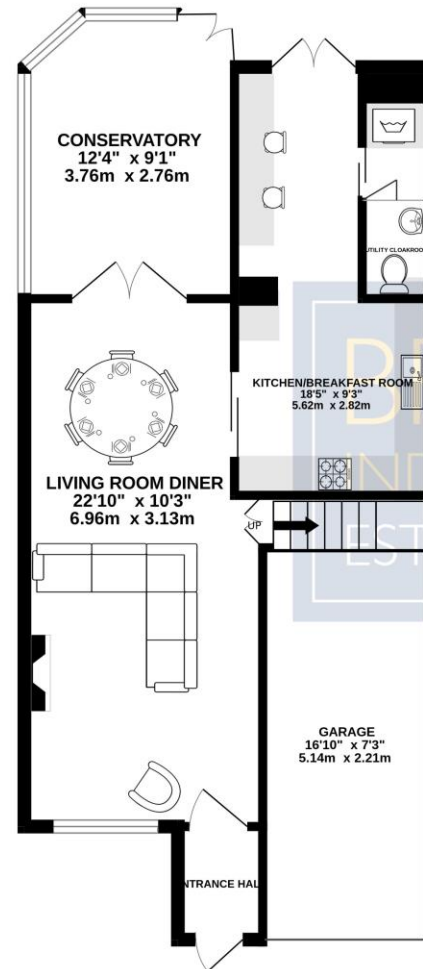


Brook Independent are delighted to present to the market this fine detached three bedroom home perfectly placed in a secluded spacious corner of an established close within the very popular boating estate in Warsash. It occupies a super sunny aspect with ample driveway parking for numerous cars plus theres a garage which holds a multitude of uses. The village is a short stroll away and has an array of super shops, Inns, a school of excellent repute and a well-stocked convenience store. At the nearby Locks Heath centre there are further shopping facilities, a popular coffee house and Waitrose Supermarket. The added attraction to this village location is the proximity to the River Hamble, its sailing reputation and vista across the river to Southampton water draw people to this coastal haven. Warsash offers some of the finest sailing on the South Coast, it's a place where maritime, sailing and wildlife enthusiasts congregate amongst the thriving cottage industries that support this community. There are an abundance of trails and footpaths following the picturesque, ever-changing scenery along the riverbanks of the Hamble an exceptional place to reside and enjoy this waterside haven. All these attributes make this a destination address for those looking for activity and amenities on one's doorstep.

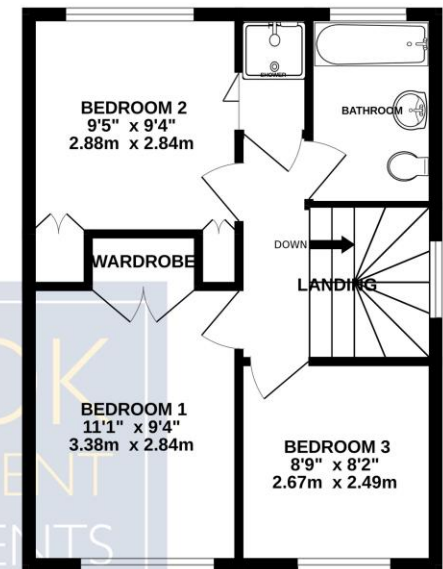




GROUND FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 1047 sq.ft. (97.3 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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