



Sartoris Close, Warsash, SO31  
Offers over £360,000



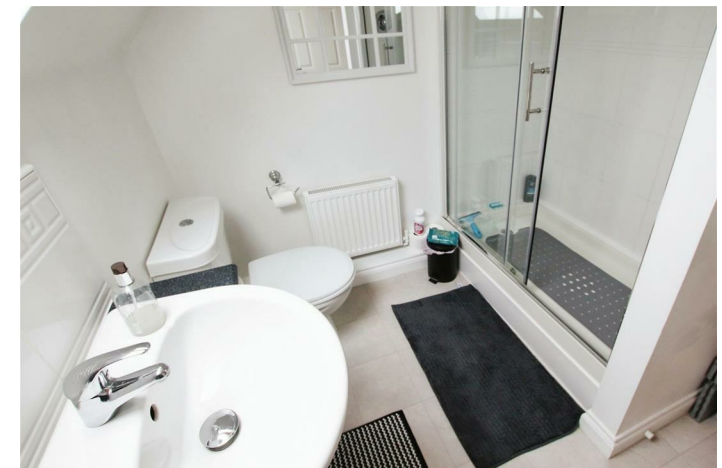
- A beautifully presented three-bedroom townhouse with NO FORWARD CHAIN
- Nestled away in a gated development where property rarely comes to the market
  - Master bedroom with walk-in dressing area and en-suite
  - Two further double bedrooms and family bathroom
- Lounge/diner with feature fireplace and French doors leading out to the rear
  - Galley kitchen overlooking the front
- Secluded garden with decked areas and faux grass for the ease of maintenance
  - Driveway allowing parking for two vehicles
- Within walking distance of the village and the ever popular Hook with Warsash school

Nestled away in a pleasant cul de sac where properties rarely come up the market is this very well-presented three-bedroom family home offering light and airy accommodation set over three floors. The property is situated in Central Warsash close to the much-favoured Hook with Warsash School and within easy walking distance of a range of local amenities including pubs, restaurants, shops, and Warsash Marina.

In brief, the accommodation comprises a hallway with doors to the principal living accommodation. Overlooking the front aspect is the kitchen fitted with an extensive range of wall and base units allowing plentiful storage. Extending across the rear of the property is a lounge/ diner with a feature fireplace and French doors leading out to the rear garden. A cloakroom completes the ground floor accommodation. On the first floor, there are two double bedrooms and a modern family bathroom. On the second floor is the master suite with a dressing room and en-suite shower room.

The rear garden in our opinion offers a very good degree of seclusion and is enclosed by walling and panel fencing. There are two decked areas, one adjacent to the house and one at the rear with an area of faux lawn for the ease of maintenance. External power point. Side gated access and leads to the driveway where there is parking for two vehicles.

The estate and management charge is currently £271.38 per annum.



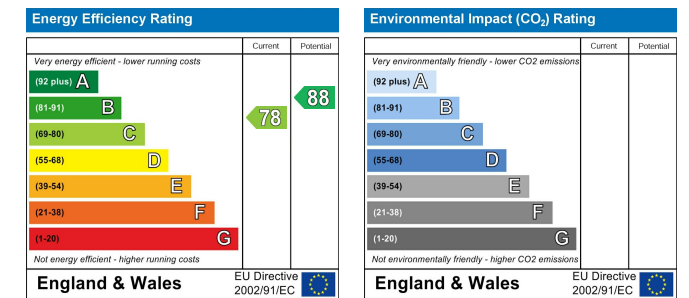
## Floor Plans



## Area Map



## Energy Performance Graph



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