



Addison
ESTATE AGENTS



21 Albacore Avenue, Warsash, Southampton, SO31 9BP

£259,950 Freehold

Beautifully renovated and thoughtfully reconfigured, this exceptional two-bedroom home offers far more than first meets the eye. Situated within a peaceful pedestrian setting in the heart of the highly sought-after village of Warsash, the property combines stylish interiors, an impressive enlarged kitchen, a generous private garden and a garage, creating a home perfectly suited to modern living.


A particular highlight is the stunning kitchen, which has not only been beautifully refitted but also enlarged by reconfiguring the original ground floor layout. By moving the dividing wall between the kitchen and sitting room, the current owners have created a more spacious kitchen, providing additional worktop space, storage and a far more practical layout for everyday family life and entertaining.

To the rear, the bright and welcoming sitting/dining room enjoys views over the garden and provides an excellent space to relax or entertain, with direct access onto the generous, private rear garden. Thoughtfully landscaped and well established, the garden offers a wonderful extension of the living space during the warmer months.

Upstairs, there are two well-proportioned bedrooms served by a modern family bathroom, refurbished in 2016. The property has been meticulously maintained and further improved with replacement doors and windows installed in 2014, together with new fascias and guttering in 2020, providing peace of mind for years to come.

A garage located in a nearby block provides secure parking or valuable additional storage.

Warsash is one of the South Coast's most desirable villages, renowned for its sailing heritage, picturesque walks along the River Hamble and Solent shoreline, welcoming pubs, cafés and local shops. Excellent schools, nearby amenities and convenient transport links to Southampton, Fareham and Portsmouth make this an exceptional location for first-time buyers, professionals and those looking to downsize without compromise.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(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	

Further Information

Local Council:

Council Tax Band:

C

Amount Payable for 2025/2026:

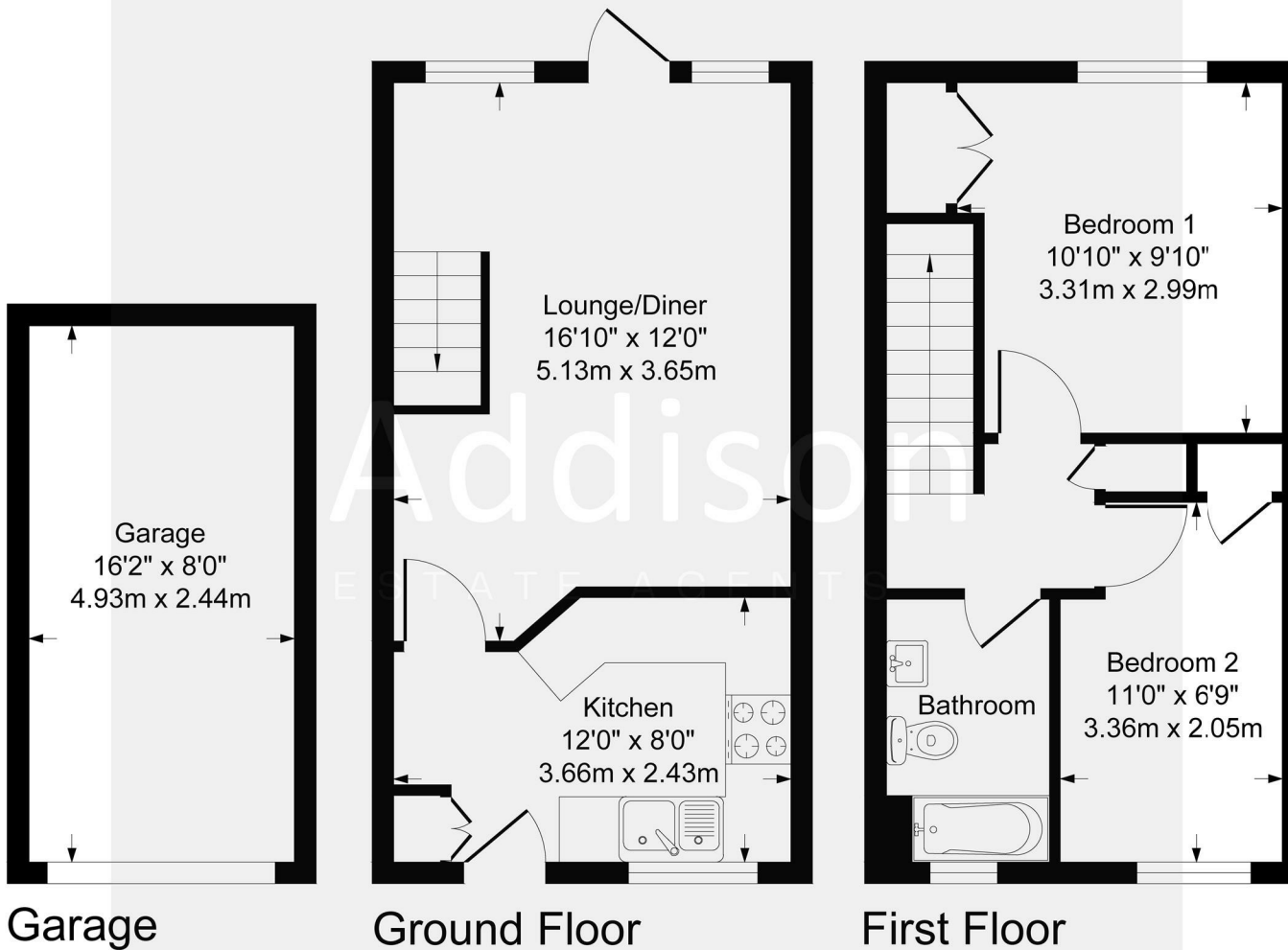
Add Text here

Estate Management Charge:

TBC



Approximate Gross Internal Area
692 sq ft - 64 sq m



- BEAUTIFULLY RENOVATED & THOUGHTFULLY RECONFIGURED TWO-BEDROOM HOME
- STUNNING REFITTED & ENLARGED KITCHEN WITH ADDITIONAL WORKTOP & STORAGE SPACE
- SPACIOUS SITTING/DINING ROOM WITH DIRECT ACCESS TO THE REAR GARDEN
- GENEROUS, PRIVATE & LANDSCAPED REAR GARDEN
- TWO WELL-PROPORTIONED BEDROOMS
- MODERN FAMILY BATHROOM REFURBISHED IN 2016
- REPLACEMENT DOORS & WINDOWS (2014) WITH UPDATED FASCIAS & GUTTERING (2020)
 - GARAGE IN A NEARBY BLOCK
- TUCKED AWAY ALONG A PEACEFUL PRIVATE PATHWAY IN THE HEART OF WARSASH
- WALKING DISTANCE TO THE VILLAGE, RIVER HAMBLE & LOCAL AMENITIES

Although every attempt has been made to ensure accuracy, all measurements are approximate.
 This floorplan is for illustrative purposes only and not to scale.
 Measured in accordance with RICS Standards.