



Addison
ESTATE AGENTS



5 Brook Avenue, Warsash, Southampton, SO31 9HP

£625,000 Freehold

Positioned on the highly regarded Brook Avenue in Warsash, this detached four-bedroom home presents an exciting opportunity to modernise, personalise and potentially significantly enhance both the accommodation and value.

Having been owned by the same family for over 30 years, the property is offered in perfectly habitable condition but would benefit from a programme of modernisation. The real highlight is the large, flat and exceptionally private south-facing rear garden, providing an enviable outdoor space and, importantly, excellent scope to extend the existing house without compromising the overall garden.

The property enjoys a generous frontage, approached via gates, together with a large tandem adjoining garage, providing excellent parking and storage.

Internally, the accommodation includes a full-length lounge with a dual aspect, while the kitchen has been extended to create a useful dining area with direct views and access onto the rear garden.

Brook Avenue is particularly sought after, with the property sitting amongst a selection of larger homes, further highlighting the potential to increase the property's footprint and value, subject to the necessary planning permissions.

The property is ideally positioned in a non-estate location, within easy walking distance of Warsash village, The Common and the waterside, making it particularly appealing to those looking to enjoy the lifestyle and amenities the area has to offer.

Offered for sale with no forward chain, this is a rare opportunity to acquire a substantial detached home in one of Warsash's most desirable roads, with outstanding potential to create a superb long-term family residence.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Further Information

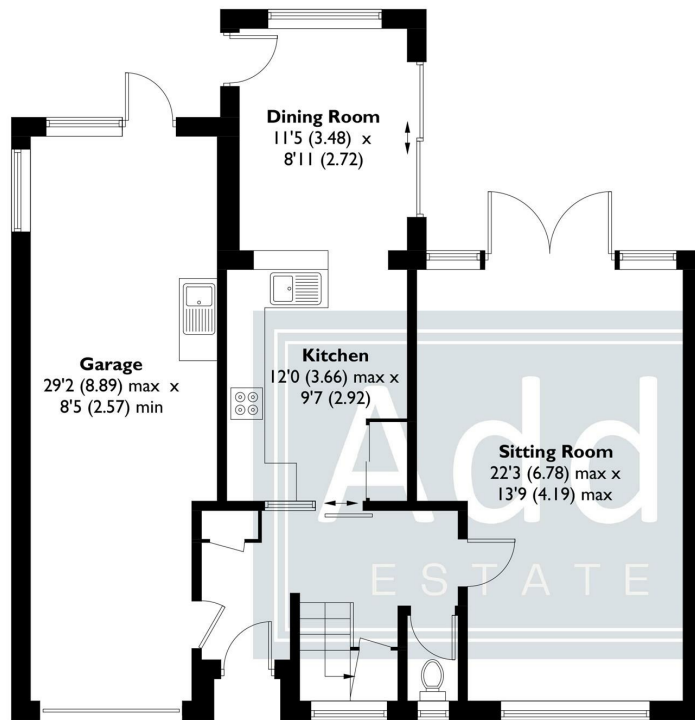
Council Tax Band:
D

Estate or Lease Charges if Applicable:

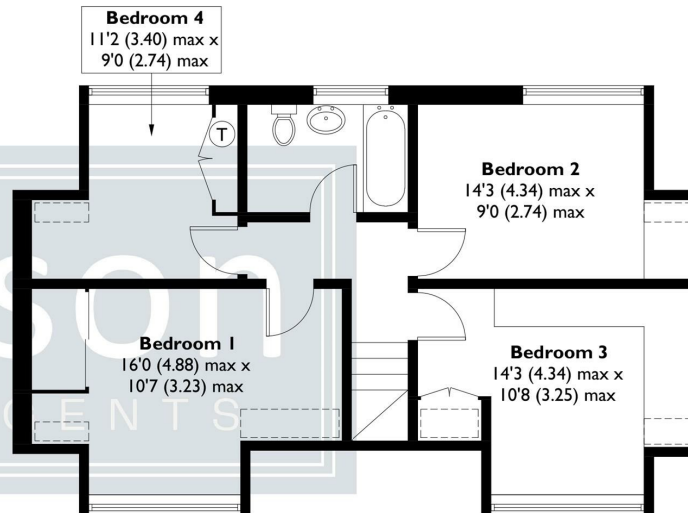




APPROXIMATE GROSS INTERNAL AREA = 1549 SQ FT / 144.0 SQ M
(INCLUDING GARAGE)



GROUND FLOOR
936 SQ FT / 87.0 SQ M



FIRST FLOOR
613 SQ FT / 57.0 SQ M

- Detached four-bedroom home in one of Warsash's most highly regarded roads
- Sought-after Brook Avenue, surrounded by larger individual homes
 - Owned by the same family for over 30 years
- Large, flat and exceptionally private south-facing rear garden
 - Excellent potential to extend and increase the property's footprint, subject to planning
- Generous gated frontage with ample parking
 - Large tandem adjoining garage
- Excellent opportunity to modernise, personalise and add significant value
- Extended kitchen with dining area and direct access to the garden
 - Offered for sale with no forward chain

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1330160)
Produced for Addison Estate Agents

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