



**Addison**  
ESTATE AGENTS



Flat 6, Havelock Court Havelock Road, Warsash,  
**£215,000 Leasehold**

Positioned within the sought-after Havelock Court on Havelock Road, this unique and particularly spacious two double bedroom duplex property offers well-balanced accommodation in an exceptional waterside setting.

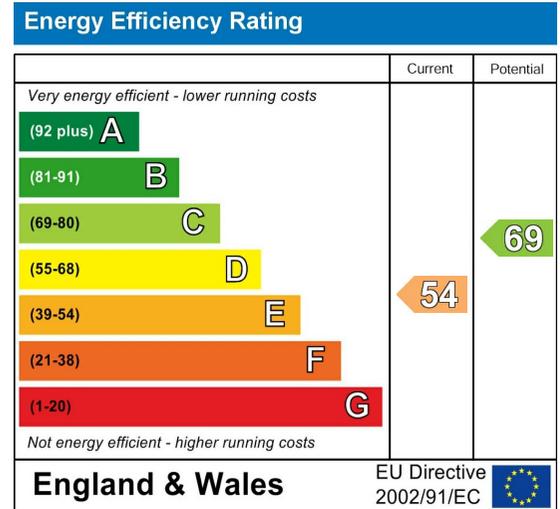
The property has been tastefully improved and now features a brand-new fitted kitchen, complete with integrated appliances, providing a contemporary and practical space ideal for modern living. The large, square lounge is a great room, enjoying a desirable southerly aspect which allows natural light to flood the room throughout the day.

Arranged over two floors, the upper level comprises two generous double bedrooms. The second bedroom benefits from fitted wardrobes, while the accommodation is completed by a newly installed shower room finished with stylish modern grey tiling. A newly fitted pressurised hot water system has also been installed, providing excellent water pressure, particularly beneficial for the shower.

The location is a key highlight, with the property positioned quite literally a stone's throw from the water, offering immediate access to the charm of Warsash village and the open green spaces of the beautiful Strawberry Fields.

The property further benefits from a single garage, providing secure parking or additional storage.

Offered with no forward chain, this property also enjoys low service charges of approximately £80 per month, making it an attractive option for both owner occupiers and investors alike.



## Further Information

**Local Council:**

**Council Tax Band:**

**C**

**Amount Payable for 2025/2026:**

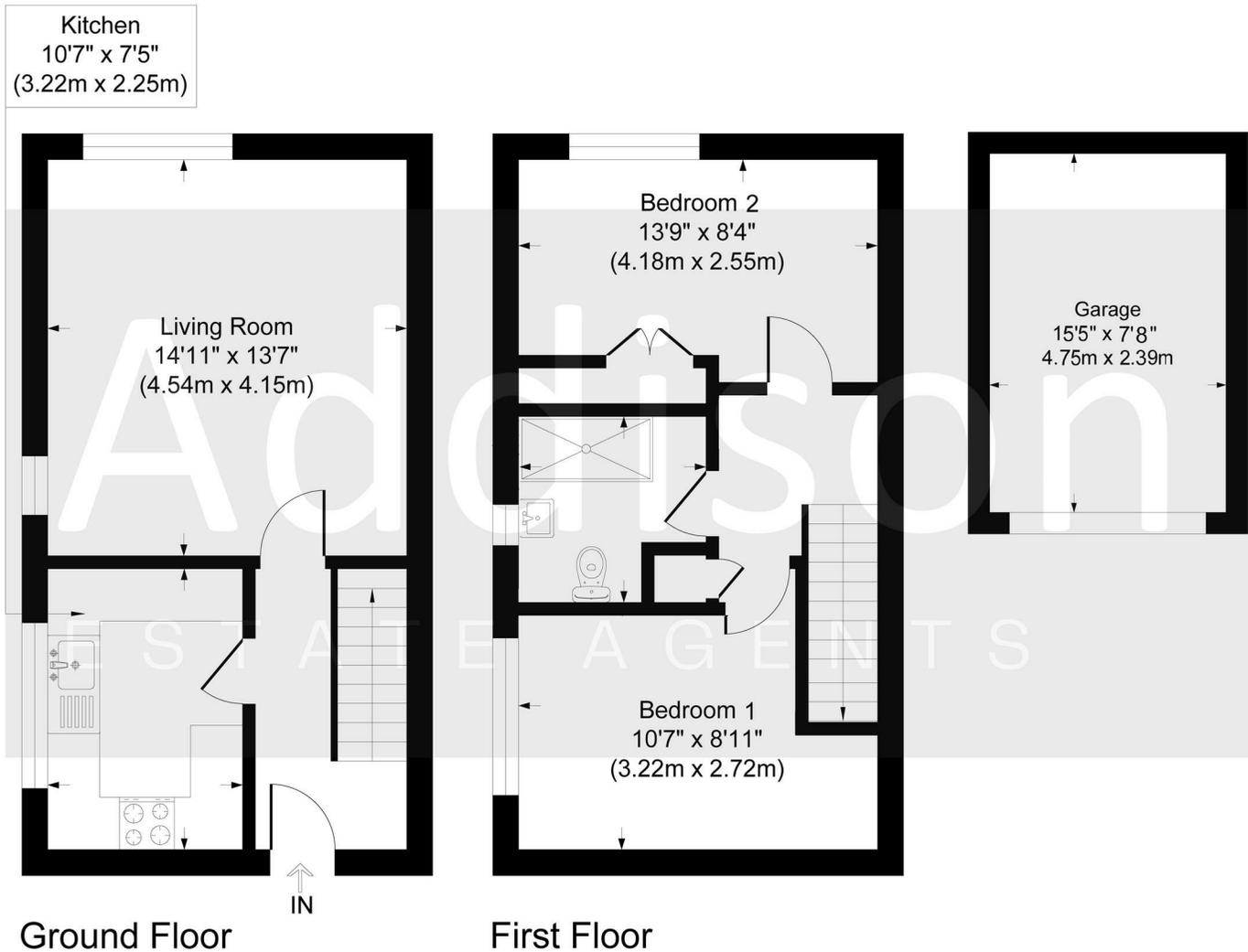
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**Estate Management Charge:**

**TBC**



**Approximate Gross Internal Area  
707 sq ft - 66 sq m**



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.

- Unique and particularly spacious two double bedroom duplex property
- Positioned within the sought-after Havelock Court on Havelock Road
- Brand-new fitted kitchen complete with appliances
  - Large square lounge with a desirable southerly aspect and all-day sunshine
- Two generous double bedrooms arranged over the upper floor
  - Principal bedroom with fitted wardrobes
  - Newly installed modern shower room with contemporary grey tiling
  - New pressurised hot water system providing excellent shower pressure
  - Single garage providing secure parking or additional storage
- Exceptional waterside location, offered with no forward chain and low service charges of approximately £80 per month



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