



**BROOK**  
INDEPENDENT  
ESTATE AGENTS

1b Osborne Road, Warsash, SO31 9GJ

# A beautifully light & spacious two double bedroom two bathroom first floor apartment with off road parking set in the heart of the village

£210,000

## Accommodation & Features

- Secluded personal entrance to apartment one of just two set conveniently in a prime village location
- Spacious accommodation throughout
- Large on trend open plan kitchen dining living space with twin aspect
- Two double bedrooms
- Principal bedroom with en suite bathroom and window
- Window in shower room
- Useful storage room with plumbing for washing machine
- Gated off road parking
- Short stroll into the village
- No communal hallway
- Fareham Borough Council Tax Band B
- Communal bicycle store
- No Chain





This spacious two double bedroom first floor apartment is situated in a small development of just two first floor apartments above everyday essential shops in central Warsash, The village is a much requested and sought after location due to its proximity to local shops, fine Inns and essential amenities plus the picturesque River Hamble with its abundance of beautiful walks, trails and views which follow the most impressive and interesting stretches of the River. The Hamble is a haven for maritime and wildlife enthusiasts, avid walkers, cyclists and ramblers; it's an ever-changing scene of elegant yachts cutting through the tides to the Solent, migrating wildlife and thriving cottage industries that has only helped enhance this area as a destination address for those looking for amenities and activity close at hand.

The property has a warm welcoming feel, its spacious and has large double glazed picture windows which allow the light to stream in. The décor is neutral and the property is heated by a gas boiler. There are two double bedrooms, generous in size, the main one has the added advantage of an en suite bathroom plus there is a shower room and useful exceptionally large storage room with plumbing for washing machine. The kitchen living room is an on trend contemporary space offering versatility large enough for a designated dining space and lounge area with a twin aspect over the local rooftops. Outside there is gated off road parking and a bin store and bicycle shed.

In summary this is a well situated spacious apartment a mere stroll from the essential amenities in Warsash village plus the picturesque coastal walks, an early inspection is highly advised and viewings are strictly by appointment plus its offered with no chain.

**Maintenance charge** £500.00 per annum

**Ground rent** £100.00 per annum

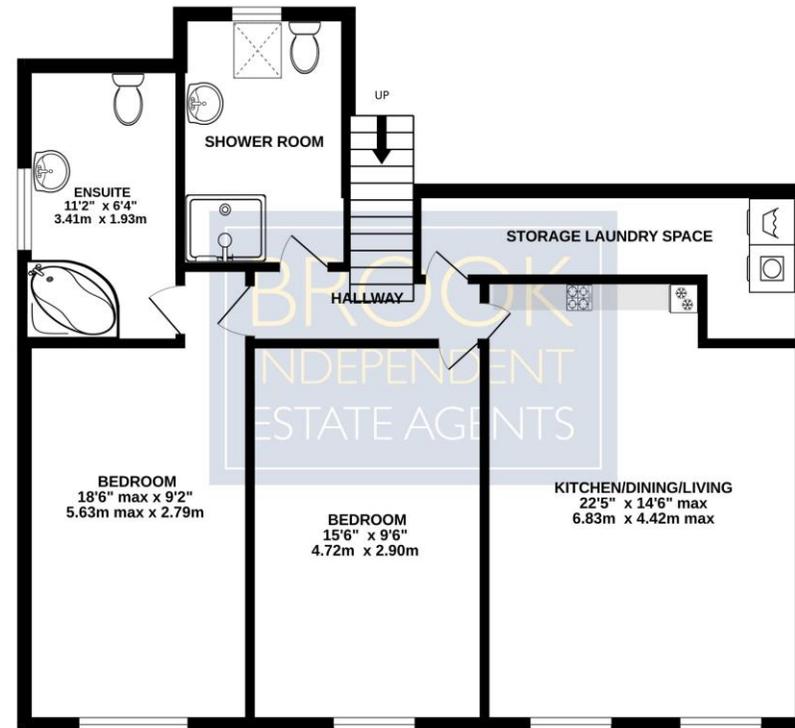
**Lease length** 105 years

**Council Tax Band B**





FIRST FLOOR  
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA: 761 sq.ft. (70.7 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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