

Addison

ESTATE AGENTS





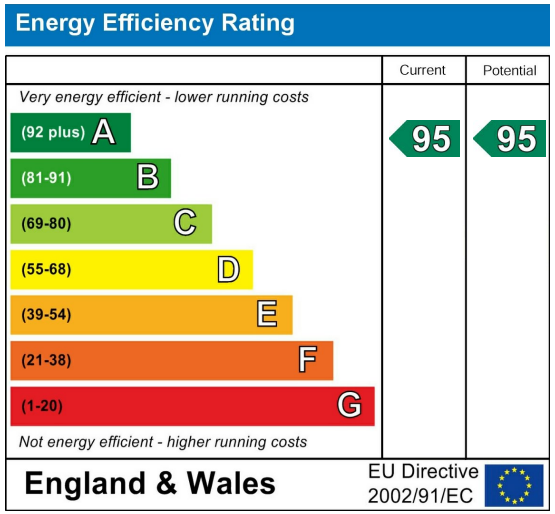




19A Pitchpond Road, Warsash, Southampton, SO31 9GP

£550,000 Freehold

A SUPERB FOUR-BEDROOM DETACHED HOME BUILT IN JANUARY 2022, OFFERING STYLISH CONTEMPORARY ACCOMMODATION, AN A-RATED ENERGY EFFICIENCY RATING AND A SOUGHT-AFTER POSITION IN THE HEART OF WARSASH. WITH AN IMPRESSIVE OPEN-PLAN KITCHEN/DINING/SNUG, SOUTH-FACING GARDEN, SOLAR PANELS, EXCELLENT PARKING AND MODERN FINISHES THROUGHOUT, THIS IS AN IDEAL FAMILY HOME WITHIN EASY REACH OF THE VILLAGE, WATERSIDE AND LOCAL AMENITIES.



Further Information

Council Tax Band:
E

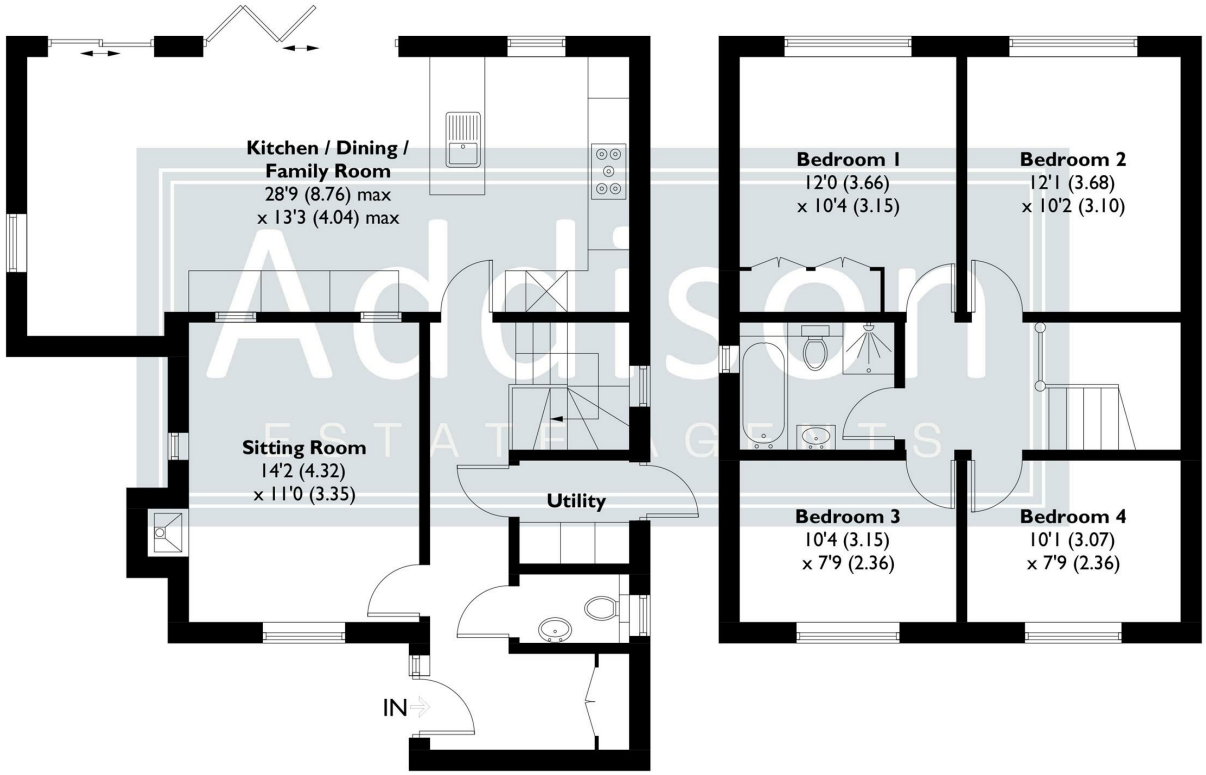
Estate or Lease Charges if Applicable:







APPROXIMATE GROSS INTERNAL AREA = 1303 SQ FT / 121.1 SQ M



GROUND FLOOR
738 SQ FT / 68.6 SQ M

FIRST FLOOR
565 SQ FT / 52.5 SQ M

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 (ID1330421)

Produced for Addison Estate Agents

- FOUR-BEDROOM DETACHED HOME BUILT IN JANUARY 2022
- HIGHLY SOUGHT-AFTER PITCHPOND ROAD LOCATION IN WARSASH
- IMPRESSIVE A-RATED ENERGY EFFICIENCY WITH SOLAR PANELS
- OPEN-PLAN KITCHEN, DINING AND SNUG AREA
- CONTEMPORARY KITCHEN WITH QUARTZ WORKTOPS AND CENTRAL ISLAND
- INTEGRATED APPLIANCES AND SEPARATE UTILITY ROOM
- LIVING ROOM WITH INSET FIREPLACE AND LOG BURNER
- LARGE SOUTH-FACING REAR GARDEN WITH RAISED TERRACE AND GLASS BALUSTRADING
- BLOCK-PAVED DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES
- WALKING DISTANCE TO WARSASH VILLAGE, RIVERSIDE WALKS, SAILING FACILITIES AND HOOK-WITH-WARSASH COFE PRIMARY SCHOOL

If you proceed to purchase the property, in accordance with current Anti-Money Laundering Regulations (AML), we are required to verify the identity of all clients purchasing a property. We use an online service to verify identity. A fee of £10 + VAT (£12 including VAT) per individual will be charged for these AML searches.

Addison
ESTATE AGENTS

01489 668 999
sales@addisonestateagents.co.uk
www.addisonestateagents.co.uk