



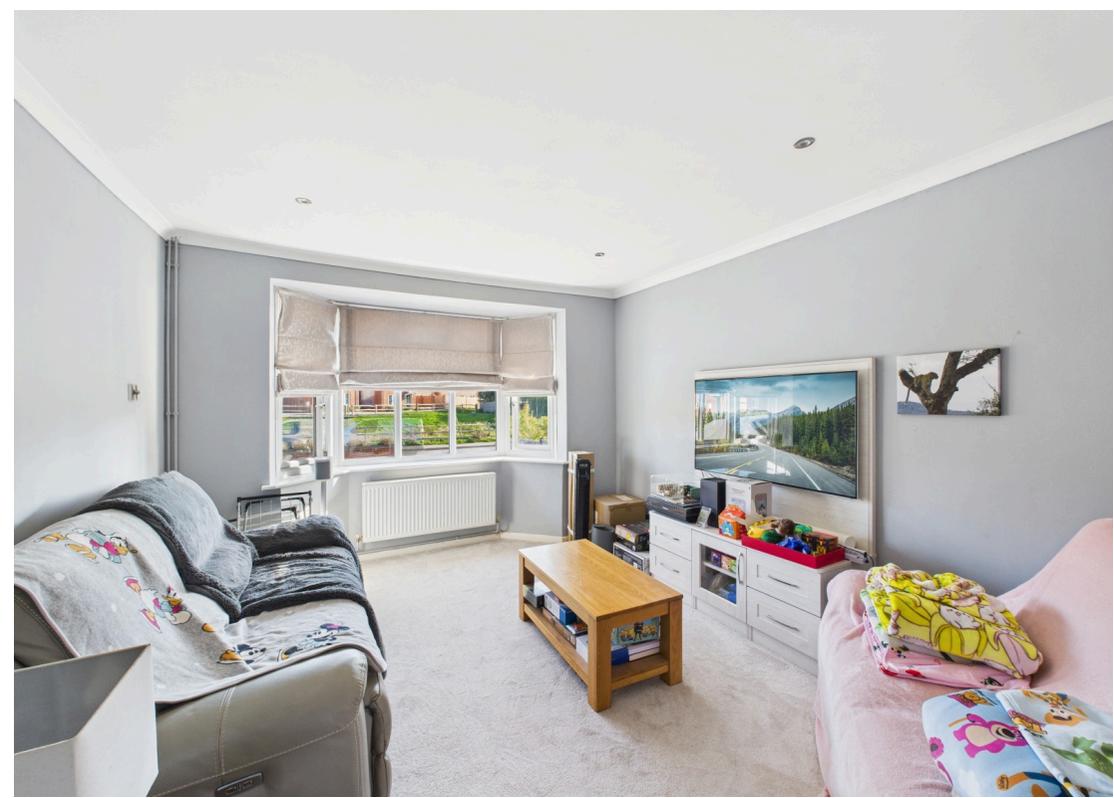
Guide price £500,000  
Brook Lane, Warsash, SO31 9FB



 **3**  
Bedrooms

 **1**  
Bathroom

 **2**  
Receptions



- A detached home offering bright and spacious accommodation
- Three bedrooms and contemporary shower room
- Within walking distance of the local shops and schools
- Being sold as a benefit of tenant in situ
- Sunny enclosed garden
- Fully furnished
- Modern fitted kitchen with appliances and handy utility room
- Garage and driveway affording parking for several vehicles/boat/motor home

**\*\*BEING SOLD WITH TENANT IN SITU\*\***

Occupying a generous and sunny plot, this beautifully presented detached bungalow offers the ideal blend of comfort, style, and practicality. Set back behind excellent off-road parking and a long private driveway leading to a detached garage, the property makes an immediate impression with its attractive façade and welcoming position.

Stepping inside, the light-filled, single-level accommodation is arranged for modern living. The spacious lounge and dining area is attractively decorated in soft neutral tones with plush carpeting underfoot, providing ample space for relaxing or entertaining guests. The well-appointed kitchen features a range of fitted wall and base units, integrated appliances, and a window framing lovely views across the rear garden.

There are three well-proportioned bedrooms, two with smart, contemporary built-in storage for optimal organisation, and a third bedroom offering versatility as a guest room, workspace, or hobbies room. This third bedroom opens into the conservatory, a delightful spot to enjoy afternoon sun while looking out over the private rear garden.

Outside, the low-maintenance rear garden is thoughtfully designed with a neat lawn, established borders bursting with perennials and mature shrubs, and an extensive patio area.

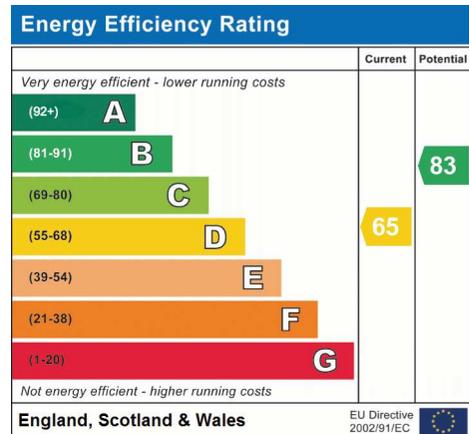
Located in a desirable residential neighbourhood, this property offers convenient access to a wealth of local amenities. Shops, supermarkets, and cosy cafés are just a short distance away, while excellent transport links, including regular bus services and nearby train stations, make commuting or day trips a breeze. Families and outdoor enthusiasts will appreciate proximity to well-regarded schools, parks, and scenic walking routes.



GROUND FLOOR

Approximate Area = 1146 sq ft / 106.5 sq m  
Garage = 247 sq ft / 22.9 sq m  
Total = 1393 sq ft / 129.4 sq m

For identification only - Not to scale



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