



**Addison**  
ESTATE AGENTS



3 Brigantine Road, Warsash, Southampton, SO31 9AD

**£675,000 Freehold**

Positioned in one of the most prestigious and sought-after roads within the Boat Estate, this exceptional five-bedroom family home combines generous living space, a beautiful south-facing garden and a highly desirable setting close to both the coast and local amenities.

A real highlight of the property is the stunning rear garden, peaceful, private and enjoying a sunny southerly aspect. A large patio provides the perfect space for entertaining, while the well-maintained lawn and established borders create a wonderful environment for family life.

Inside, the home immediately impresses with its sense of space and light. The sitting room and dining room span the full width of the property, both enjoying views over the garden, with the sitting room opening directly onto the patio.

The kitchen is both stylish and practical, fitted with sleek contemporary units by German designer Leicht, complemented by Silestone worktops and a range of high-spec integrated appliances.

Upstairs, there are five bedrooms, four of which are generous doubles with built-in storage. The fifth bedroom is currently arranged as a study, offering flexibility for those working from home. An en-suite & family bathroom serve the bedroom accommodation.

The property has been lovingly owned and meticulously maintained for over 25 years, with a clear attention to detail throughout, allowing a buyer to move straight in and enjoy.

To the front, a smart block-paved driveway provides ample parking and leads to a double garage, with mature planting enhancing the overall kerb appeal.

Brigantine Road continues to be one of the area's most desirable addresses, popular with families and professionals alike. Warsash village is within easy reach, offering a range of shops, pubs and amenities, while Warsash Common is just a short walk away for those who enjoy open green space. Well-regarded schools and excellent transport links are also close by.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Further Information

**Local Council:**

**Council Tax Band:**

**F**

**Amount Payable for 2025/2026:**

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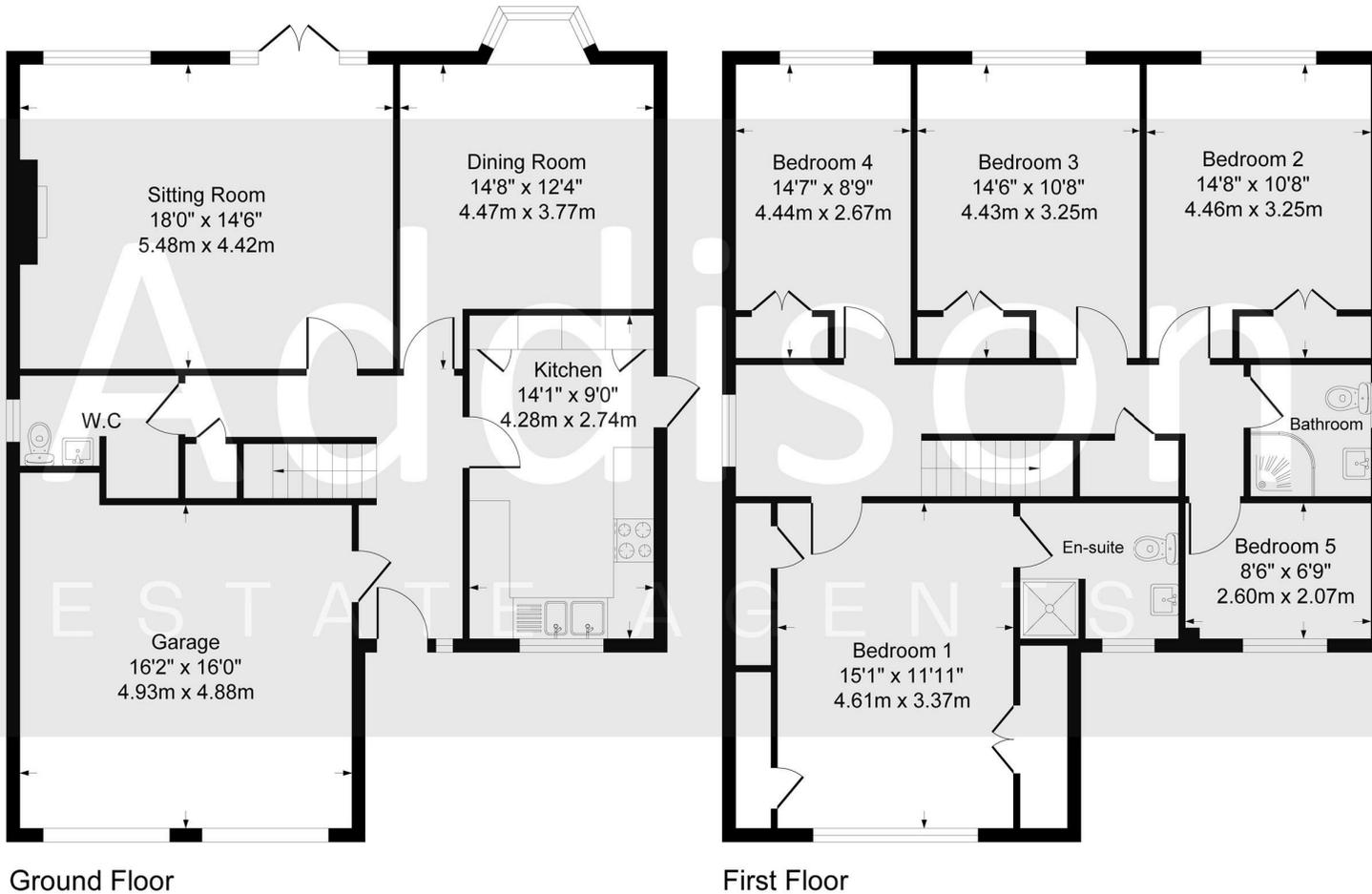
**Estate Management Charge:**

**TBC**

**Approximate Gross Internal Area = 1743 sq ft - 162 sq m**

**Garage Area = 258 sq ft - 24 sq m**

**Total Area = 2001 sq ft - 186 sq m**



- Beautiful south-facing rear garden with large terrace
- Exceptional five-bedroom family home
  - Prestigious Boat Estate location on highly sought-after Brigantine Road
  - Spacious sitting and dining rooms spanning the full width of the property
- Stylish German-designed Leicht kitchen with Silestone worktops
- Five bedrooms, including four generous doubles with fitted storage
- Flexible fifth bedroom/study ideal for home working
- Well-appointed family bathroom & en-suite
- Driveway parking with double garage and excellent kerb appeal
- Immaculately maintained and owned for over 25 years, ready to move straight into

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.



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