



PRIVATE  
No Public  
Right of Way

Addison  
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FOR SALE  
01489 668 999



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36A Warsash Road, Warsash, Southampton, SO31 9HX

**£449,950 Freehold**

Located in a sought-after non-estate position on Warsash Road, just a short walk from Warsash village, the waterfront and local amenities, this well-presented four-bedroom family home was built in 2006 and offers spacious and flexible accommodation throughout. The property also falls within the catchment for the highly regarded Hook-with-Warsash Primary School and Brookfield Community School, making it particularly appealing for families.

The ground floor includes a bright lounge/diner with French doors opening onto the rear garden, a modern kitchen/breakfast room and a downstairs cloakroom. Upstairs there are four bedrooms, with the main bedroom benefiting from an en-suite shower room, along with a family bathroom.

The south-facing rear garden has been attractively landscaped with artificial lawn, Indian sandstone paving and decking, creating a great space for outdoor dining and entertaining. A standout feature is the modern aluminium pergola with rotating slats, offering a shaded seating area while still allowing plenty of sunlight into the garden.

To the side of the property there is off-road parking for two to three vehicles along with a large attached garage with power, lighting and roof storage. The property also benefits from planning permission for a single-storey front extension, offering the potential to create a versatile additional room such as a study, utility or further reception space.

The current vendors are suited with an onward purchase already secured, creating a complete chain ahead for buyers.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

## Further Information

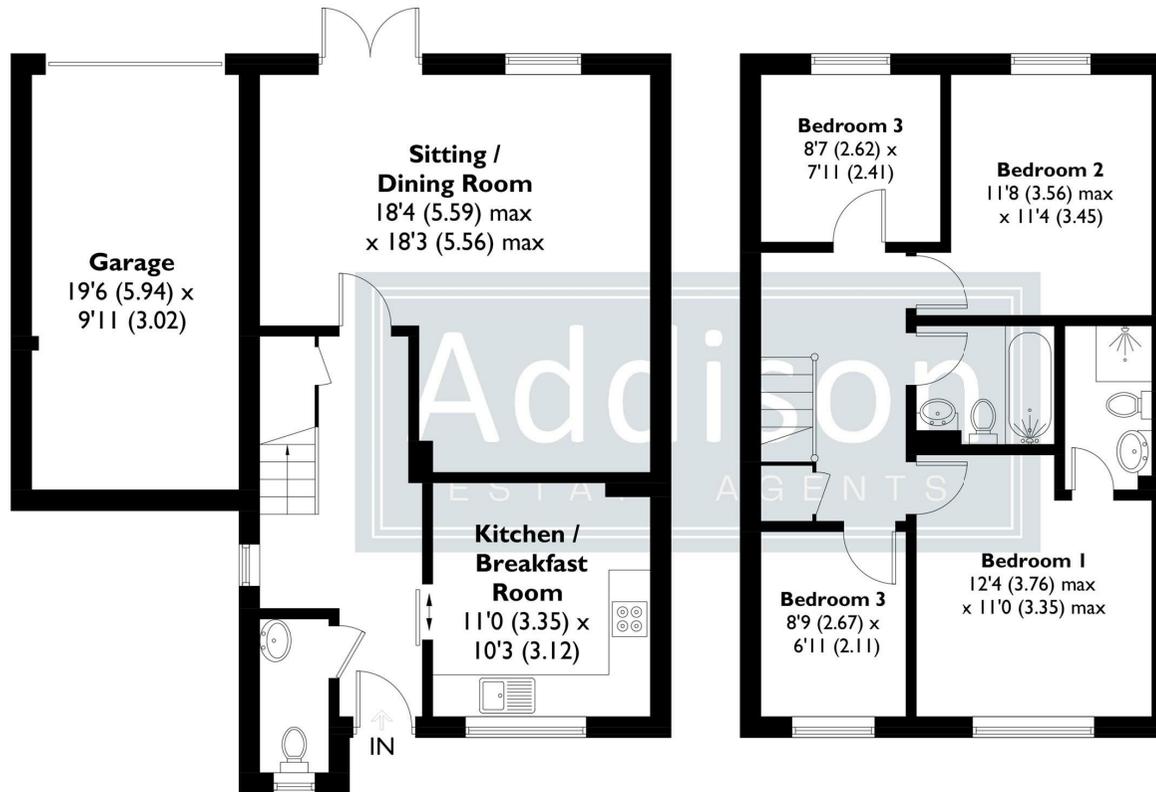
**Local Council:**  
Fareham Borough Council

**Council Tax Band: D**

**Amount Payable for 2025/2026:**  
**£2,164.55**



**APPROXIMATE GROSS INTERNAL AREA = 1131 SQ FT / 105.1 SQ M**  
**GARAGE = 191 SQ FT / 17.8 SQ M**  
**TOTAL = 1322 SQ FT / 122.9 SQ M**



**GROUND FLOOR**  
**571 SQ FT / 53.1 SQ M**

**FIRST FLOOR**  
**560 SQ FT / 52.0 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 (ID1281540)  
**Produced for Addison Estate Agents**

- Four-bedroom semi-detached family home built in 2006 in a sought-after non-estate position on Warsash Road.
- Within walking distance of Warsash village, the waterfront, local shops, pubs and amenities.
- Falls within the catchment for Hook-with-Warsash Primary School and Brookfield Community School.
- Spacious lounge/diner with French doors opening onto the south-facing rear garden.
- Modern kitchen/breakfast room and downstairs cloakroom.
- Main bedroom with en-suite shower room plus a family bathroom serving the remaining bedrooms.
- Planning permission granted for a single-storey front extension to create a study, utility or additional reception room.
- Landscaped south-facing garden with artificial lawn, Indian sandstone paving and decking.
- Contemporary aluminium pergola with rotating slats providing shade and a great outdoor seating area.
- Driveway parking for two to three vehicles and a large attached garage with power and lighting.



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