



BRAMBLES

ASKING PRICE

£675,000

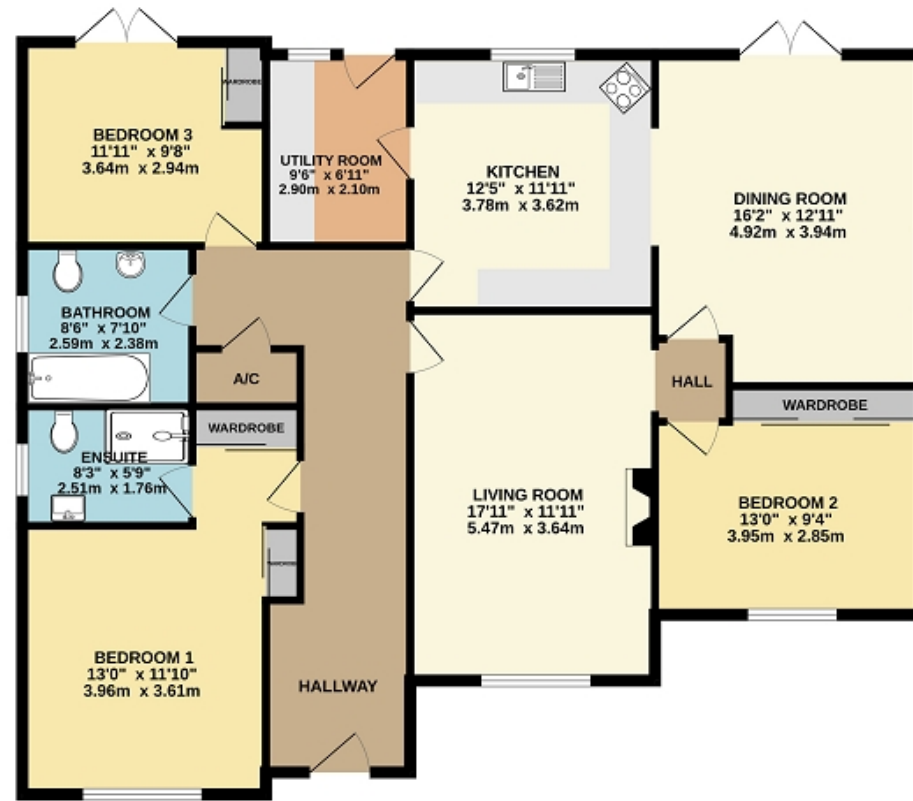
Freehold

Brook Lane, Warsash, SO31 9FG

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200

GROUND FLOOR
1380 sq.ft. (128.2 sq.m.) approx.



OUTSIDE
156 sq.ft. (14.5 sq.m.) approx.



TOTAL FLOOR AREA: 1536 sq.ft. (142.7 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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Brook Lane, Warsash, SO31 9FG

3 Beds - 2 Baths

This exceptional bungalow presents a rare opportunity to acquire a turn-key home in a prime location. An immaculately presented three-bedroom, detached bungalow with a summerhouse and driveway parking.

FEATURES

- Immaculately presented, detached bungalow in a sought-after Warsash location
- Three double bedrooms with fitted wardrobes
- En-suite to master bedroom
- High-gloss kitchen with integrated appliances and large serving area
- Driveway providing off-road parking for several vehicles
- Beautifully maintained front and rear gardens
- Versatile wooden summerhouse
- Excellent access to local amenities, schools, and transport links



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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Bursledon | Warsash | Mayfair



Situated in the sought-after village of Warsash, this beautifully presented detached bungalow is offered in immaculate condition throughout, combining style, space, and practicality. The property is accessed via double wooden gates opening to reveal an attractive front garden and a shingle driveway providing ample off-road parking for several vehicles. Inside, the home continues to impress with well-proportioned accommodation, including three generous double bedrooms all benefiting from fitted wardrobes, with the master bedroom further enhanced by a modern en-suite. A well-appointed family bathroom serves the remaining accommodation. The inviting living room features a charming fireplace, creating a warm and comfortable space to relax. At the heart of the home lies a sleek high-gloss kitchen, complete with integrated appliances and thoughtfully designed for convenience. A large serving area with a hatch through to the dining room adds further practicality. To the rear, the property boasts a beautifully maintained garden, rich with mature trees and shrubs, providing a tranquil outdoor retreat. A wooden summer house offers additional versatility, perfect for use as a home office, studio, or leisure space. Warsash is a highly desirable coastal village, renowned for its maritime charm and scenic surroundings along the River Hamble. The area offers a range of local amenities, including independent shops, cafes, and traditional pubs, as well as excellent sailing facilities and riverside walks. Well-regarded schools are nearby, and the property is conveniently positioned for access to Southampton, Fareham, and the M27, making it ideal for commuters while still enjoying a peaceful village lifestyle.



Outside

Double wooden gate opens to reveal shingle driveway offering parking for several vehicles. Fully fenced front garden with lawn and flower beds. Outdoor lighting.

Hallway (25' 9" x 10' 2") or (7.84m x 3.10m)

UPVC double glazed front door. Laminate flooring. Moulded skirting boards. Radiator. Airing cupboard housing the water tank. Access to boarded loft with pull down ladder.

Living Room (17' 11" x 11' 11") or (5.47m x 3.64m)

Double glazed window to front. Continuation of laminate flooring. Moulded skirting boards. Radiator. Electric feature fireplace with mantle and hearth. Archway opening to inner hallway.

Kitchen (12' 5" x 11' 11") or (3.78m x 3.62m)

Double glazed window to rear. Laminate floor tiles. Moulded skirting boards. Full range of matching wall, base units and display cabinets. Ample work surfaces with drainer inserts. White sink and half with chrome mixer tap. Integrated Bosch appliances; double electric oven, four point gas burner hob, stainless steel extractor hood, microwave, dishwasher, two under counter fridges. Large service area with archway hatch to dining room. Inset spotlights. Radiator. Doorway to utility room.

Utility Room (9' 6" x 6' 11") or (2.90m x 2.10m)

Double glazed window to rear. UPVC double glazed door to back garden. Continuation of laminate floor tiles. Moulded skirting boards. Wall & base units. Work surface. Stainless steel sink and half with chrome mixer tap. Space and plumbing for washing machine and fridge freezer. Radiator.

Inner Hallway (4' 0" x 3' 7") or (1.23m x 1.10m)

Continuation of laminate flooring. Moulded skirting boards. Inset spotlights. Doorways to dining room and bedroom two.

Dining Room (16' 2" x 12' 11") or (4.92m x 3.94m)

High level double glazed window to side. Double glazed French doors to back garden. Continuation of laminate flooring. Moulded skirting boards. Two radiators. Inset spot lights. Large, archway hatch to kitchen.



Bedroom One (13' 0" x 11' 10") or (3.96m x 3.61m)

Double glazed window to front. Continuation of laminate flooring. Moulded skirting boards. Radiator. Fitted double wardrobe with sliding doors and integral lighting. Additional fitted, double wardrobe with sliding mirrored doors and integral lighting. Doorway to en-suite.

En-suite (5' 9" x 8' 3") or (1.76m x 2.51m)

Double glazed, opaque window to side. Tiled walls. Tiled floor. Low-level WC with cistern. White wash basin with chrome mixer tap. Fully tiled shower cubicle with glass screen and chrome rainfall effect shower. Chrome ladder style heated towel rail. Inset spots. And walk in fully tiled shower cubicle with glass screen and chrome rainfall effect shower.

Bedroom Two (9' 4" x 13' 0") or (2.85m x 3.95m)

Double glaze window to the front. Continuation of laminate flooring. Moulded skirting boards. Fitted, triple wardrobe with mirrored sliding door and integral lighting.

Bedroom Three (9' 8" x 11' 11") or (2.94m x 3.64m)

Double glazed French doors to back garden. Continuation of laminate flooring. Moulded skirting boards. Fitted double wardrobe with mirrored sliding door and integral lighting. Radiator.

Bathroom (7' 10" x 8' 6") or (2.38m x 2.60m)

Double glazed, opaque window to side. Tiled walls. Tiled floor. Low level WC with cistern. White wash basin with chrome mixer tap. P-shaped white panel bath with glass screen and chrome shower. LED lit mirror. Electric shaving point. Inset spotlights. Extractor fan. Chrome ladder style heated towel rail.

Garden

Mainly laid to lawn. Borders with mature trees and a shrubs. Patio with French drainage. Access to front from either side of the bungalow. Outdoor tap. Fully fenced. Wooden summer house.

Summerhouse (12' 6" x 12' 6") or (3.80m x 3.80m)

Two windows looking out to the garden. Full power, lighting and wi-fi.



Decked area with space for bistro set.

Other

Fareham Borough Council tax Band D £2164.55

Vendors Position: Need to find



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