



PERSONALISED KITCHEN &
CARPETS FOR ADDISON
ESTATE AGENTS



15b Warsash Road, Warsash, Southampton, SO31 9HW

£625,000 Freehold

PART EXCHANGE & STAMP DUTY OPTIONS AVAILABLE

Positioned within an exclusive development of just four detached homes, this exceptional three-bedroom family home by Reilly Developments offers a rare opportunity to personalise your brand-new home. Subject to the stage of construction, purchasers can choose their preferred kitchen, worktops and carpets from a selected range, creating a home that reflects their own style before moving in.

Finished to an exceptional specification, the heart of the home is the stunning open-plan kitchen/dining room, complete with integrated Neff appliances including an induction hob, oven, combination microwave, fridge/freezer and dishwasher. A separate utility cupboard provides space and plumbing for a washing machine, while a bay window and double doors open onto the rear garden and generous patio, ideal for entertaining.

The spacious living room features a contemporary multi-fuel burner and further double doors leading onto the garden.

Upstairs, the principal bedroom benefits from a luxurious en-suite shower room with twin wash basins, whilst two further bedrooms are served by a stylish family bathroom.

Outside, the property enjoys landscaped gardens, external power and lighting, side access, two allocated parking spaces and an EV charging point.

Built for modern living, the home boasts an EPC A rating, an energy-efficient air source heat pump and quality Porcelanosa tiling, helping to reduce running costs without compromising on style.

Situated in the heart of sought-after Warsash Village, the property is within walking distance of local shops, cafés, pubs and everyday amenities. The River Hamble, Warsash Common, Hook Park Nature Reserve and Holly Hill Woodland Park are all close by, while the pedestrian ferry provides easy access to Hamble village.

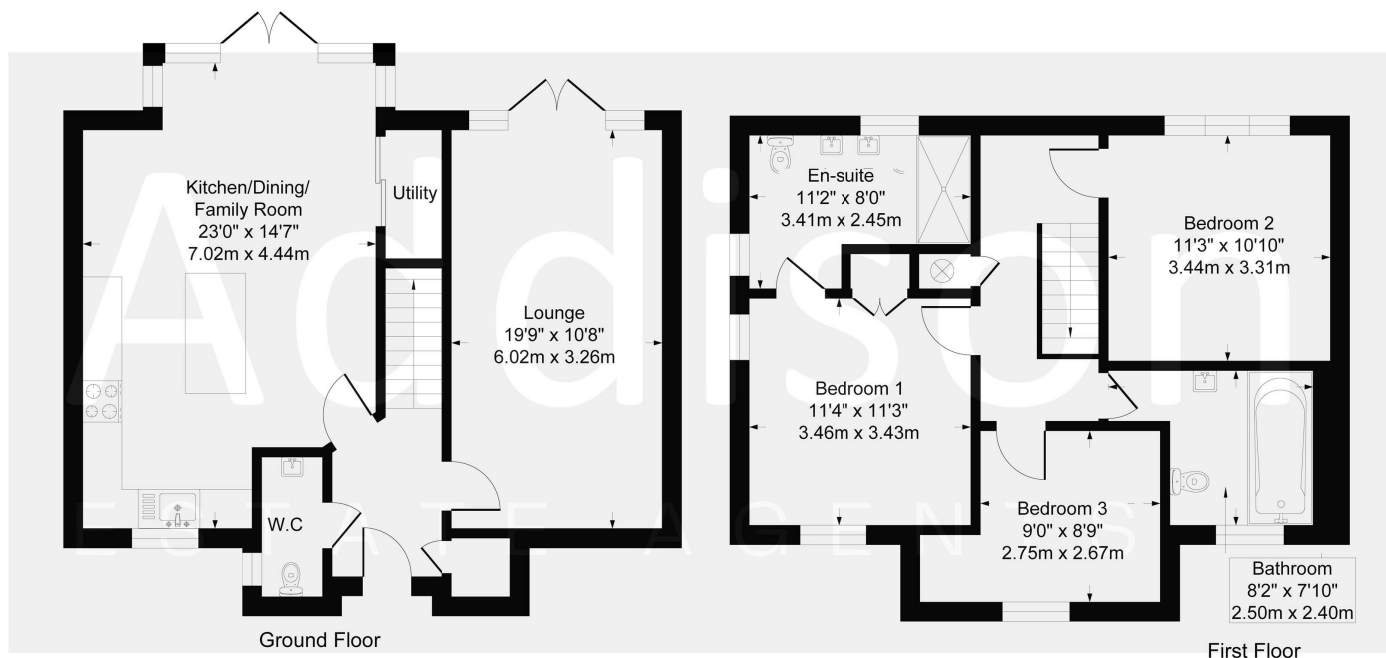
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Further Information

Council Tax Band:
D

Estate or Lease Charges if Applicable:





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.

- PART EXCHANGE & STAMP DUTY OPTIONS AVAILABLE – CONTACT ADDISON ESTATE AGENTS FOR DETAILS
- PERSONALISE YOUR KITCHEN & CARPETS FROM A SELECTED RANGE
- Spacious kitchen/dining room with bay window and double doors opening onto the garden.
- Living room featuring a contemporary multi fuel burner and further garden access.
 - Porcelanosa tiling throughout
 - Air source heat pump and EPC A rating for outstanding energy efficiency.
- Principal bedroom with an expansive and luxurious en-suite featuring twin wash basins.
- Landscaped rear garden with full-width patio, external power, lighting and side access.
- Two allocated parking spaces with EV charging point.
- Situated in the heart of Warsash, within walking distance of local amenities, the River Hamble and highly regarded schools.

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