



**Addison**  
ESTATE AGENTS



93 Church Road, Warsash, Southampton, SO31 9GD

**£475,000 Freehold**

Situated in a sought-after non-estate location within Warsash, this well-proportioned three-bedroom detached home was constructed in approx. the 1970s and offers spacious accommodation throughout, making it an ideal choice for families or those seeking a home with excellent potential.

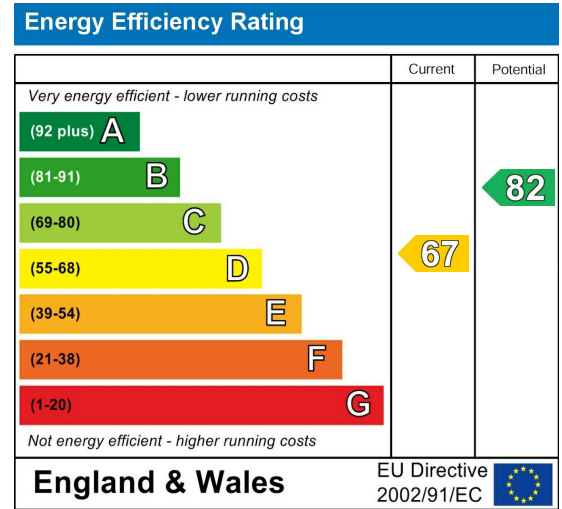
The property is approached via a generous entrance hall which provides access to the principal ground floor accommodation. To the front of the property is a spacious lounge, enjoying an abundance of natural light. A squared archway leads seamlessly into the dining room, creating a sociable flow between the two reception areas and providing an excellent space for both everyday living and entertaining.

The dining room sits adjacent to the kitchen, presenting exciting future potential for buyers wishing to create a larger open-plan kitchen/dining space, subject to any necessary consents.

To the first floor are three generously sized bedrooms, all offering excellent proportions and flexibility for family living, alongside the family bathroom.

Externally, the property benefits from a particularly generous driveway providing ample off-road parking for multiple vehicles. The frontage also offers the opportunity to install gates should a buyer wish to create a more enclosed setting. To the rear, the private garden provides a pleasant outdoor space with a good degree of seclusion.

Offering spacious accommodation, excellent potential and a desirable non-estate position, this detached home presents a fantastic opportunity for buyers looking to create their long-term family home.



## Further Information

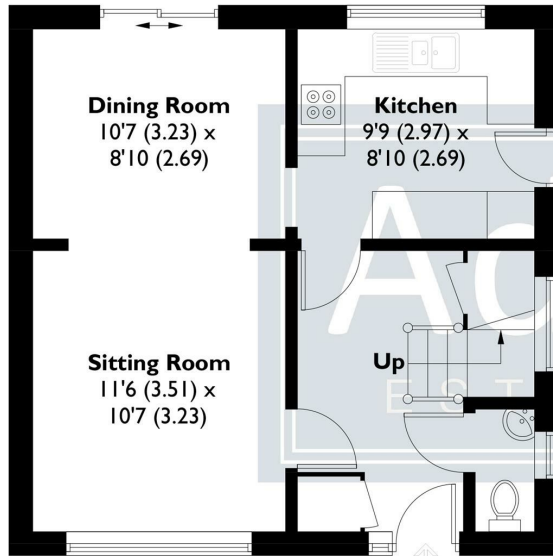
**Local Council:**  
**Council Tax Band:**  
**D**

**Amount Payable for 2025/2026:**  
**Add Text here**  
**Estate Management Charge:**  
**TBC**

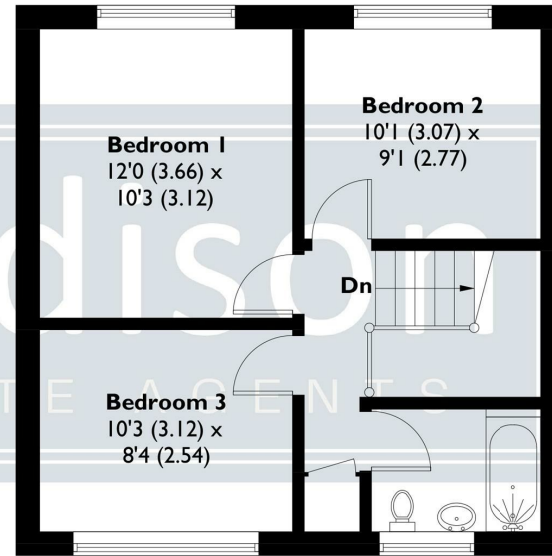




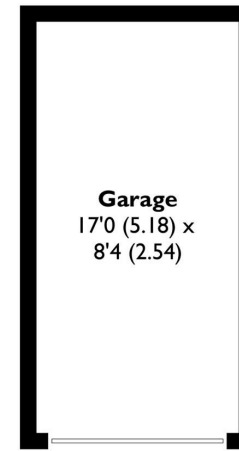
APPROXIMATE GROSS INTERNAL AREA = 873 SQ FT / 81.1 SQ M  
GARAGE = 143 SQ FT / 13.3 SQ M  
TOTAL = 1016 SQ FT / 94.4 SQ M



**GROUND FLOOR**  
439 SQ FT / 40.8 SQ M



**FIRST FLOOR**  
434 SQ FT / 40.3 SQ M



(Not Shown In Actual  
Location / Orientation)

- Three-bedroom detached family home in a sought-after non-estate location in Warsash
- Constructed circa 1970s and offering spacious, well-balanced accommodation throughout
- Generous entrance hall creating a welcoming first impression
- Spacious lounge positioned to the front of the property
- Separate dining room accessed via a feature squared archway from the lounge
- Kitchen adjoining the dining room, offering potential to create an open-plan kitchen/diner (subject to any necessary consents)
- Three generously sized bedrooms to the first floor
  - Family bathroom serving all bedrooms
- Large driveway providing ample off-road parking for numerous vehicles, with potential to add gates
- Private rear garden enjoying a good degree of seclusion

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 (ID1312997)  
Produced for Addison Estate Agents



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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.



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