



Addison
ESTATE AGENTS



16 Argosy Close, Warsash, Southampton, SO31 9BN

£375,000 Freehold

Situated within the highly regarded Boats development in Warsash, this attractive three-bedroom link-detached home enjoys a particularly favourable corner plot, providing a larger-than-average and pleasantly private west-facing rear garden.

The property offers well-proportioned accommodation arranged over two floors, with a generous driveway, single garage and EV charging point, making this an ideal home for families, couples or those looking to enjoy the lifestyle this popular location provides.

A welcoming entrance hall leads into the spacious lounge, with access to a useful storage cupboard and stairs rising to the first floor. The lounge flows through into the kitchen/diner, which spans the full width of the property and provides an excellent space for both everyday living and entertaining and provides direct access onto the rear garden, creating a lovely connection between the indoor and outdoor living spaces. A downstairs cloakroom completes the ground floor.

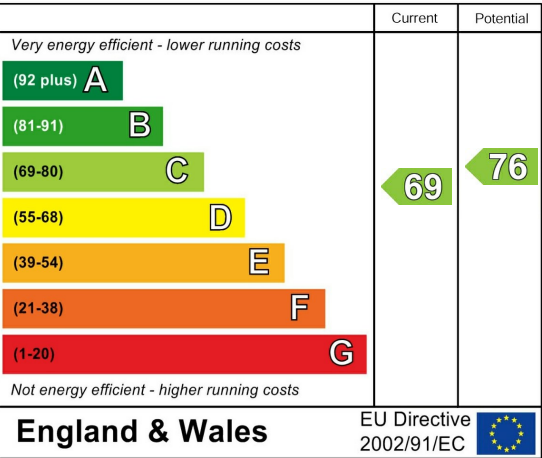
Upstairs, there are three bedrooms, together with the main family bathroom.

Outside, the property benefits from a particularly generous west-facing rear garden, which is larger than many within the development due to the corner plot position. Predominantly enclosed by a brick wall, the garden offers a good degree of privacy and provides an excellent space for outdoor dining, entertaining or simply enjoying the afternoon and evening sunshine.

To the front, there is a generous driveway providing ample off-road parking, with access to the single garage and the added benefit of an EV charging point.

The location is a real highlight, with Warsash village within walking distance, together with the open spaces of Warsash Common, which provide excellent walking and recreational opportunities. The River Hamble and picturesque waterfront are also close by, making this an excellent opportunity to acquire a detached home in a sought-after Warsash location.

Energy Efficiency Rating



Further Information

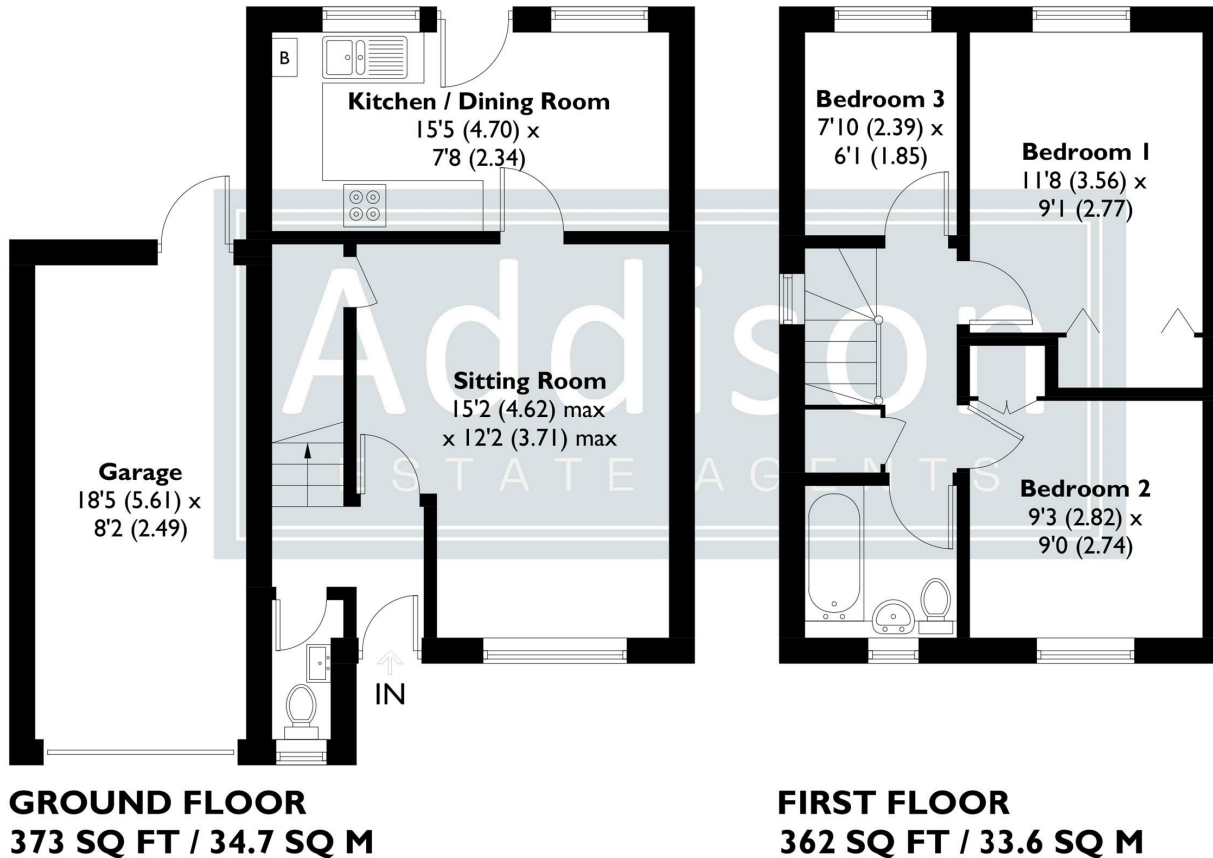
Council Tax Band:
D

Estate or Lease Charges if Applicable:





APPROXIMATE GROSS INTERNAL AREA = 735 SQ FT / 68.3 SQ M
GARAGE = 152 SQ FT / 14.1 SQ M
TOTAL = 887 SQ FT / 82.4 SQ M



- Three-bedroom link-detached family home
- Favourable corner plot position within the popular Boats development
- Larger-than-average west-facing rear garden
- Private garden, predominantly enclosed by brick wall
- Kitchen/diner to rear spanning the full width of the property
 - Generous lounge with useful storage
- Downstairs cloakroom and family bathroom
 - Generous driveway & single garage
 - EV charging point
- Walking distance to Warsash village, Warsash Common & the River Hamble

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 (ID1326519)
Produced for Addison Estate Agents

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