



**£300,000**  
Leasehold

**34 Garden Mews, Warsash**  
Southampton, Hampshire SO31 9GW



## Quick View



2 Bedrooms



Garage



2 Living Rooms



1 Bathroom & Cloak



Retirement Property



EPC Rating D



Parking Available



Council Tax Band D

### Reasons to View

- A beautifully maintained two-bedroom semi-detached home in an exclusive over 55's complex with views across the River Hamble.
- You will find a nicely proportioned ground floor with a living room offering views down to the river where you can watch the sunset over the water.
- Two bedrooms on the first floor share the recently updated shower room, with the first bedroom having walk-in storage as well.
- Garden Mews is a retirement-style complex in the sought-after Warsash area. Set within beautifully manicured and landscaped gardens, this really is how retirement should be.
- Walking up through the garden area into a mews-style courtyard and looking out of your front door allows you to take in that view.
- With no onward chain and vacant possession offered, this really does tick all the 'move in ready' boxes.

### Description

Nestled in a bespoke retirement complex, this house sits quietly, just a short stroll from the River Hamble and the village centre. The village itself feels traditional with local shops, a waterfront public house, a Sailing Club and a welcoming community atmosphere. The house enjoys views across the River Hamble and beyond, allowing you to watch the boats sail by.

The private entrance into Garden Mews leads you into the private parking areas with lots of space for visitors and access to your own garage. Walk through the communal gardens, and you will be led to your own front door.

Enter the reception hall where you will find the stairs leading you to the first floor, a storage heater and glass-panelled doors to the sitting room which has a box bay window with storage seating and views down to the river, electric fire and surround and storage heater. An open archway takes you into your dining room with double-glazed French doors leading onto the immediate private patio and beyond to the communal gardens. The kitchen comprises an extensive working area with storage above and below, an integrated four-ring induction hob, eye-level New World double oven, undercounter separate fridge & freezer, countertop dishwasher and stainless steel sink. There are dual aspect windows to the side and rear. The recently refurbished cloakroom has a vanity basin, W.C. heated towel rail and window.

Upstairs you will find a naturally lit landing with a cupboard housing the hot water cylinder and doors to bedroom one, which has a Westerly-facing window looking down to the river, storage heater and a walk-in storage cupboard which is shelved and has a velux-style roof window. The second bedroom has a built-in wardrobe with dressing table and drawers and a wall-mounted electric heater. The shower room, which has undergone a full refurbishment, comprises a walk-in shower with Bristan electric shower, vanity basin with storage beneath. W.C., heated towel rail, inset spotlights, tiling and a window to the rear.

To the immediate front there is a communal garden area with pathways around the development. The rear garden has a patio area and borders directly onto the communal gardens. The garage is located en bloc and has power and light connected and an electric up and over door.

Having been beautifully maintained and updated, this semi-detached home is now ready for its new owner to enjoy.

### Other Information

Lease length: 99 Years commencing August 1983 with 57 years remaining. Ground Rent: £628.06 P.A. Service Charge: £4,731.98 P.A. The development also offers on site facilities including its own guest suite, laundry facilities and access to a careline alarm service. *Distances: bus stop 100 yards; shop 150 yards; post office 200 yards; town centre 150 yards; GP 1.5 miles.*

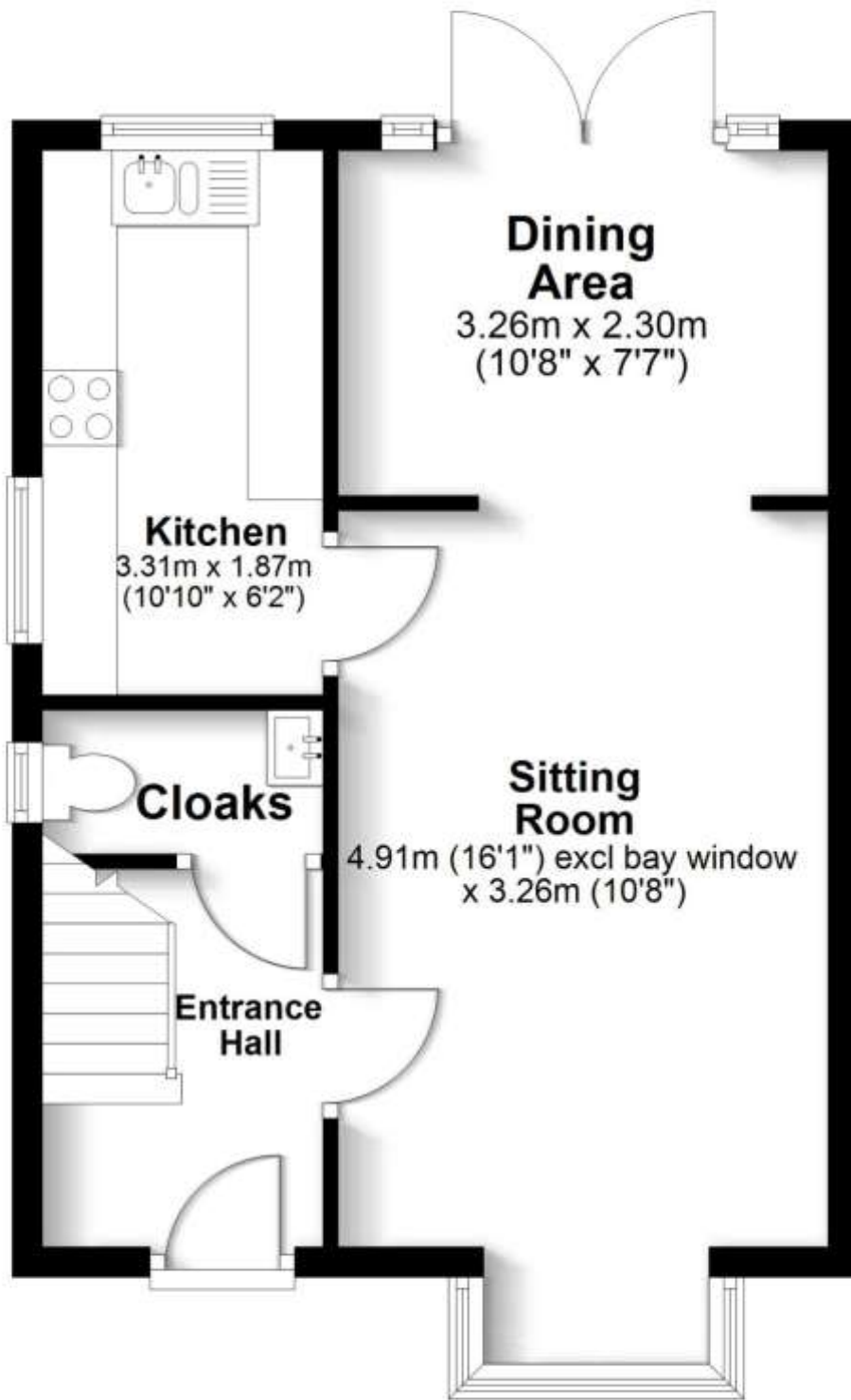
### Directions

<https://what3words.com/building.describe.smarting>

Garden Mews, Warsash

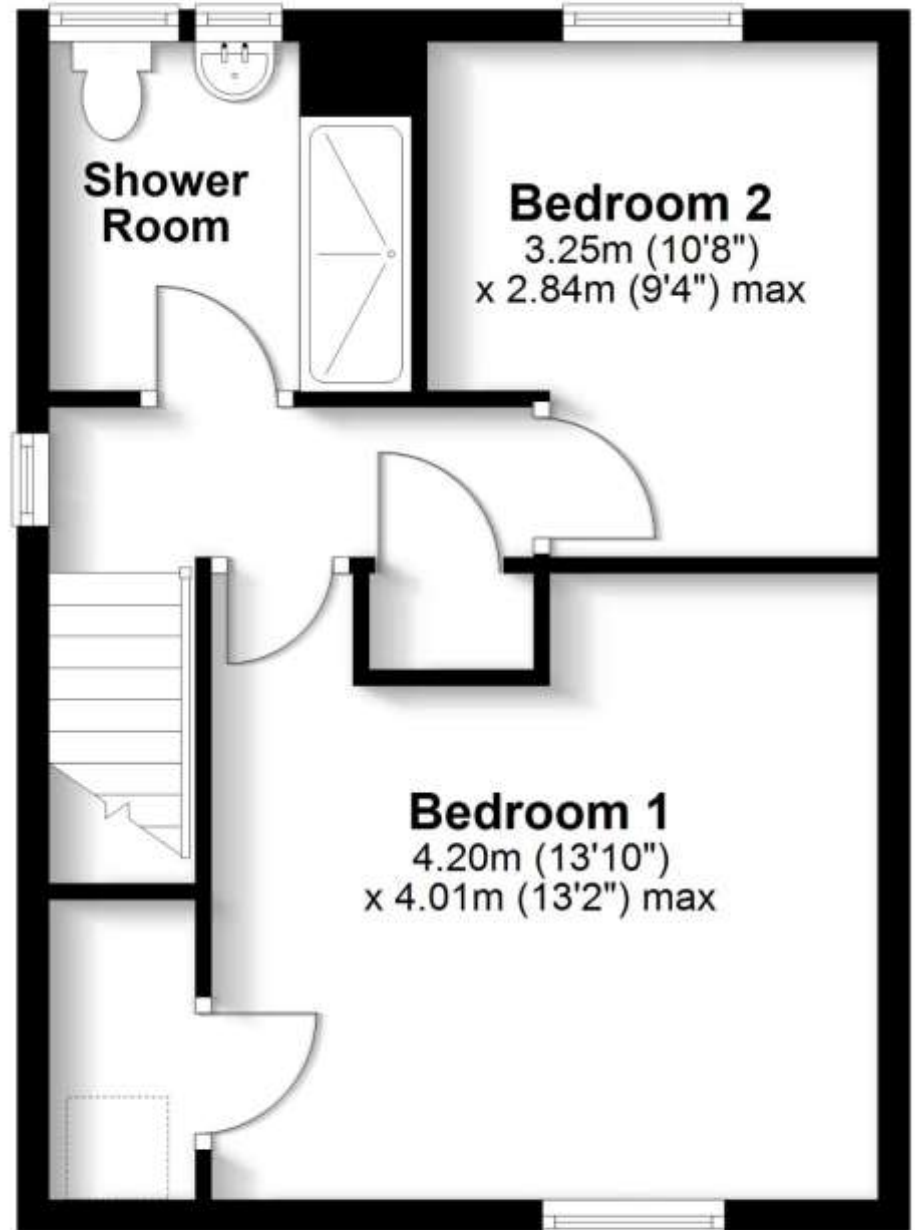
## Ground Floor

Approx. 39.4 sq. metres (423.7 sq. feet)



## First Floor

Approx. 37.2 sq. metres (400.3 sq. feet)



Total area: approx. 76.5 sq. metres (823.9 sq. ft)

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