



Addison
ESTATE AGENTS



23 Albacore Avenue, Warsash, Southampton, Hampshire,
£265,000 Freehold

Set within the highly regarded Boats Development in Warsash, this beautifully presented two-bedroom terraced home offers an appealing combination of comfort, style and convenience, further benefiting from a single garage. Thoughtfully maintained and featuring upgraded UPVC windows, the property provides a warm and welcoming environment that will suit a wide range of buyers, from those taking their first step onto the property ladder to anyone seeking a well-kept home in a peaceful coastal setting.

The kitchen sits to the front of the house and to the rear, the generous lounge and dining room stretches the full width of the property, offering a versatile area for relaxing, entertaining or working from home. French doors open directly onto the landscaped garden, which has been designed to feel private and easy to enjoy throughout the seasons.

Upstairs, the home continues to impress. Two well-proportioned bedrooms provide comfortable accommodation, each with built in wardrobes, while the bathroom benefits from a window, allowing natural light and ventilation.

Albacore Avenue is perfectly placed for enjoying everything that makes Warsash such a desirable place to live. The village centre, with its selection of shops, cafés and local amenities, is within easy walking distance, as are the Warsash Common and the waterfront. The shoreline paths, green spaces and marina create a lifestyle that blends coastal charm with everyday convenience, making this an ideal location for those who appreciate both community and nature.

This is a home that offers more than just well-presented accommodation. It provides a sense of ease, a connection to the outdoors and a position within one of the area's most popular developments.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(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

Local Council:

Council Tax Band:

C

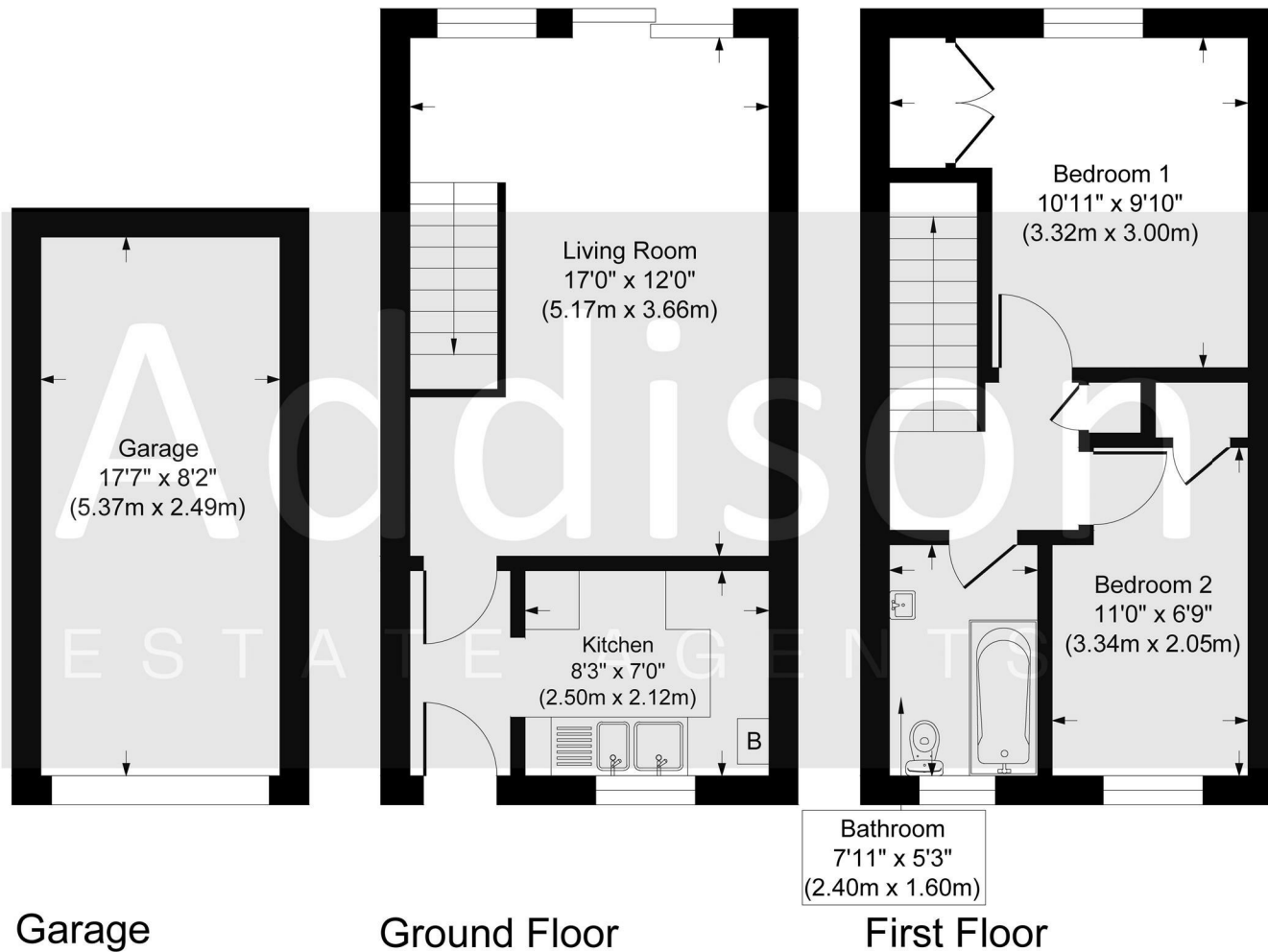
Amount Payable for 2025/2026:

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Estate Management Charge:

TBC

Approximate Gross Internal Area
718 sq ft - 67 sq m



- Beautifully presented two-bedroom terraced home on the highly regarded Boats Development in Warsash
- Thoughtfully maintained throughout, including upgraded UPVC windows
- Warm, welcoming interior ideal for first-time buyers, downsizers or those seeking a peaceful coastal setting
- Kitchen positioned at the front of the home, enjoying natural light
- Generous full-width lounge and dining room to the rear, offering versatile living space
- French doors opening directly onto a private, landscaped rear garden
- Two well-proportioned upstairs bedrooms, each with built-in wardrobes
- Bright bathroom with a window providing natural light and ventilation
- Within easy walking distance of Warsash village, local shops, cafés, the common and the waterfront
- Single garage situated to the front of the property

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.