

PART EXCHANGE &
STAMP DUTY OPTIONS
AVAILABLE



Addison
ESTATE AGENTS



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

£725,000 Freehold

PART EXCHANGE & STAMP DUTY OPTIONS AVAILABLE – CONTACT ADDISON ESTATE AGENTS FOR DETAILS.

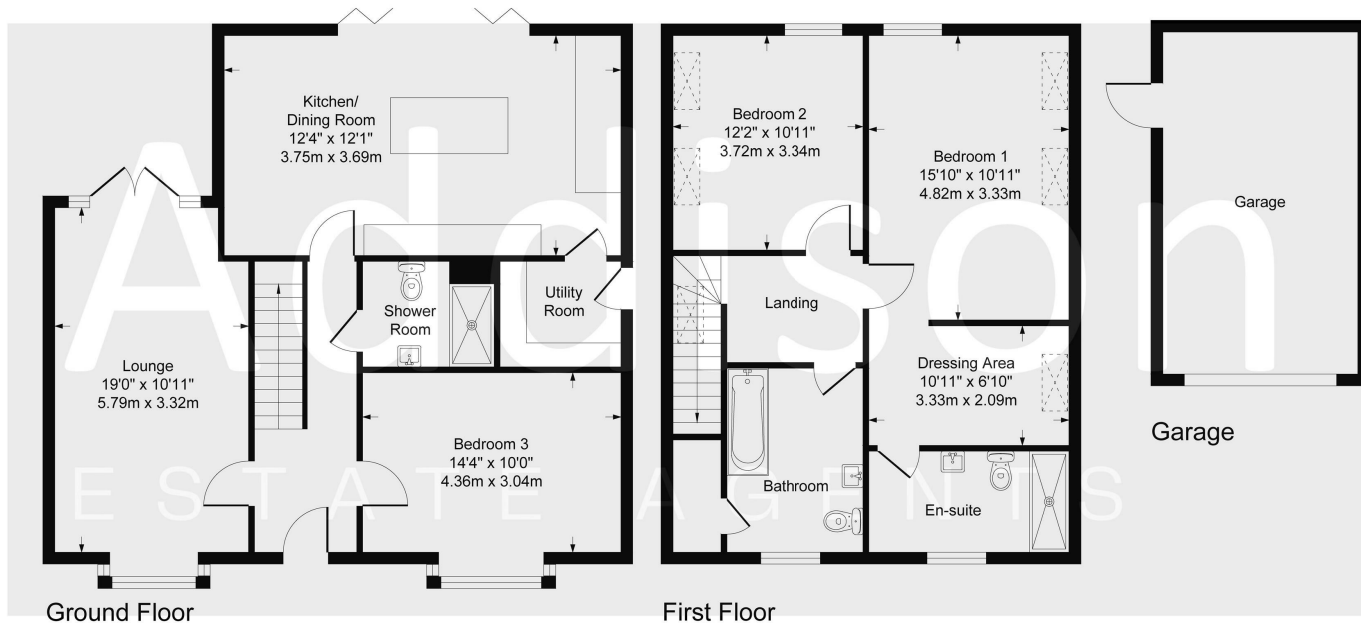
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Further Information

Local Council:
Council Tax Band:
D
Amount Payable for 2025/2026:
Add Text here
Estate Management Charge:
TBC



Approximate Gross Internal Area = 1415 sq ft - 131 sq m
(Excluding Garage)



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
- Bespoke kitchen with high end worktops, matching splashbacks and integrated Neff appliances.
- 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.



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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.



01489 668 999



sales@addisonestateagents.co.uk



www.addisonestateagents.co.uk