Addison
ESTATE AGENTS

36A Warsash Road, Warsash, Southampton, SO31 9HX

£425,000 Freehold

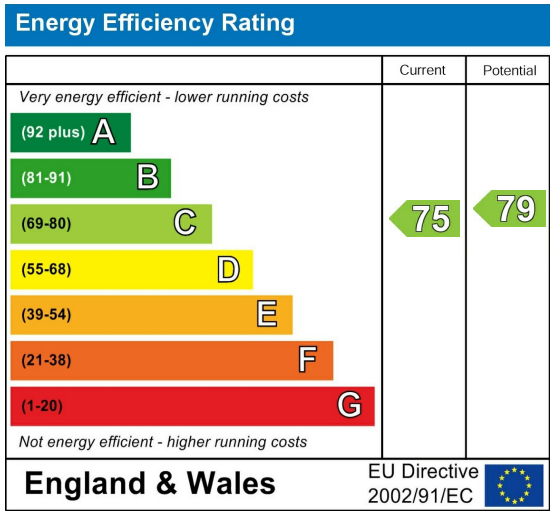
Situated in a SOUGHT-AFTER NON-ESTATE POSITION just a short walk from Warsash village, the waterfront and local amenities, this WELL-PRESENTED FOUR-BEDROOM FAMILY HOME built in 2006 offers SPACIOUS AND FLEXIBLE ACCOMMODATION throughout. Ideally located within the catchment for the HIGHLY REGARDED HOOK-WITH-WARSASH PRIMARY SCHOOL and BROOKFIELD COMMUNITY SCHOOL.

The ground floor features a bright LOUNGE/DINER with French doors to the garden, a modern KITCHEN/BREAKFAST ROOM and downstairs cloakroom. Upstairs offers FOUR BEDROOMS, including a MAIN BEDROOM WITH EN-SUITE, plus a family bathroom.

The SOUTH-FACING REAR GARDEN has been beautifully landscaped with ARTIFICIAL LAWN, INDIAN SANDSTONE PATIO and DECKING, ideal for entertaining, alongside a MODERN ALUMINIUM PERGOLA with rotating slats.

Further benefits include OFF-ROAD PARKING FOR 2-3 VEHICLES, a LARGE ATTACHED GARAGE with power, lighting and storage, plus PLANNING PERMISSION GRANTED for a SINGLE-STOREY FRONT EXTENSION.

The vendors are FULLY SUITED with an ONWARD PURCHASE SECURED, creating a COMPLETE CHAIN for buyers.



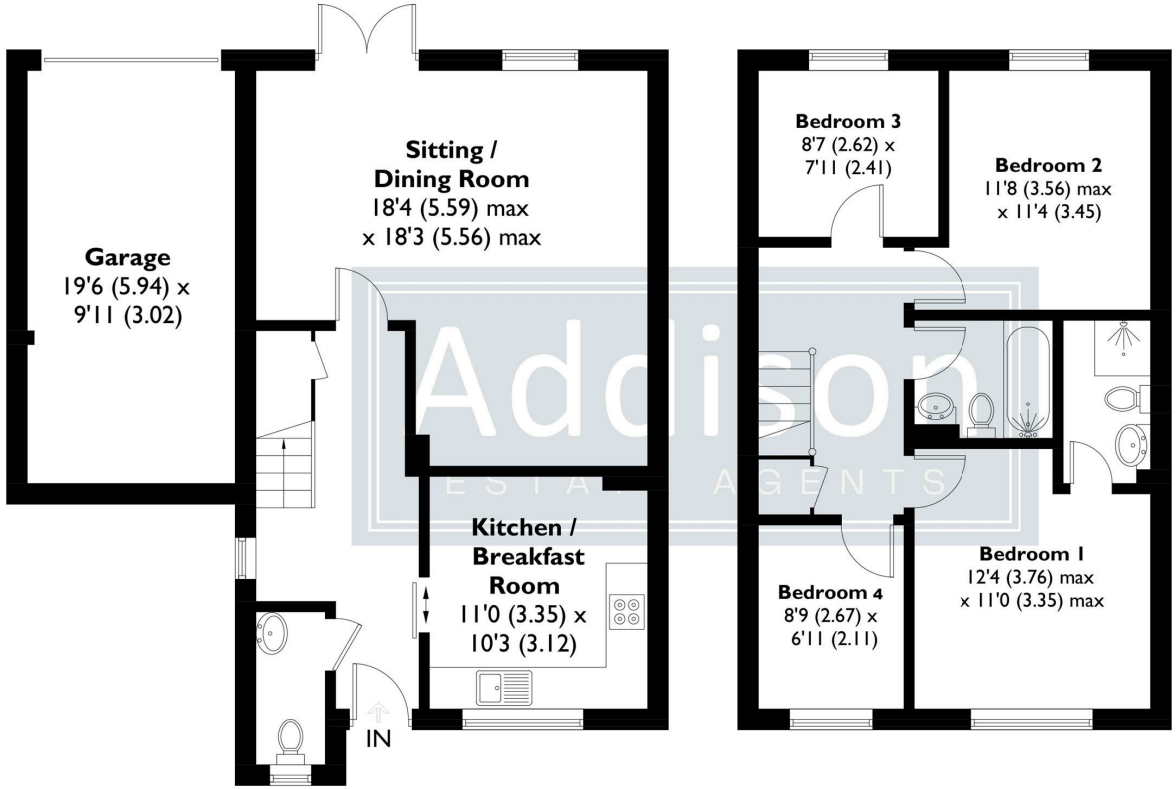
Further Information

Local Council:
Fareham Borough Council

Council Tax Band: D

Amount Payable for 2026/2027:
£2,164.55

APPROXIMATE GROSS INTERNAL AREA = 1131 SQ FT / 105.1 SQ M
GARAGE = 191 SQ FT / 17.8 SQ M
TOTAL = 1322 SQ FT / 122.9 SQ M



GROUND FLOOR
571 SQ FT / 53.1 SQ M

FIRST FLOOR
560 SQ FT / 52.0 SQ M

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 (ID1281540)
Produced for Addison Estate Agents

- Four-bedroom semi-detached family home built in 2006 in a sought-after non-estate position on Warsash Road.
- Within walking distance of Warsash village, the waterfront, local shops, pubs and amenities.
- Falls within the catchment for Hook-with-Warsash Primary School and Brookfield Community School.
- Spacious lounge/diner with French doors opening onto the south-facing rear garden.
- Modern kitchen/breakfast room and downstairs cloakroom.
- Main bedroom with en-suite shower room plus a family bathroom serving the remaining bedrooms.
- Planning permission granted for a single-storey front extension to create a study, utility or additional reception room.
- Landscaped south-facing garden with artificial lawn, Indian sandstone paving and decking.
- Contemporary aluminium pergola with rotating slats providing shade and a great outdoor seating area.
- Driveway parking for two to three vehicles and a large attached garage with power and lighting.

Addison
ESTATE AGENTS

01489 668 999
sales@addisonestateagents.co.uk
www.addisonestateagents.co.uk