



84 Whiteley Way, Curbridge, Southampton, SO30 2JJ

Asking Price £290,000



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W&W are delighted to offer for sale this beautifully presented two double bedroom 2025 built detached freehold coach house. The property enjoys an impressively sized 19'7ft open plan kitchen/living/dining room, two double bedrooms, modern main bathroom & modern en-suite shower room to the main bedroom. Outside, the property benefits from a carport & driveway parking.

Whiteley Way is in the brand new Whiteley development ideally located for the modern family lifestyle, the shopping centre providing a variety of shops and eateries as well as a cinema and supermarket is just a short stroll away, as is 'Meadowside', offering large play field, park & leisure centre. The nearby market town of Fareham and the M27, provides easy access to the vibrant coastal city of Portsmouth and further afield to London.

ID Checks/ Anti Money Laundering Checks

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





Beautifully presented two double bedroom detached freehold coach house

No forward chain

Impressively sized 19'7ft dual aspect open plan kitchen/living/dining room with Juliette balcony

Modern kitchen boasting attractive wood effect worktops & attractive matte cabinets

Integrated appliances include oven, hob, dishwasher, fridge/freezer & washer/dryer

Galleried landing with built in storage cupboard & window to the rear

Main bedroom benefitting from en-suite

Modern en-suite shower room comprising three piece white suite, attractive wall tiling & attractive herringbone style laminate flooring

Guest bedroom also being of a double size

Modern main bathroom comprising three piece white suite, attractive wall tiling & attractive herringbone style laminate flooring

Carport with large storage cupboard & driveway parking

Remainder of the NHBC guarantee

PV Panels to the property

AGENTS NOTE - The sellers are offering no forward chain and are therefore open to selling some pieces of furniture

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

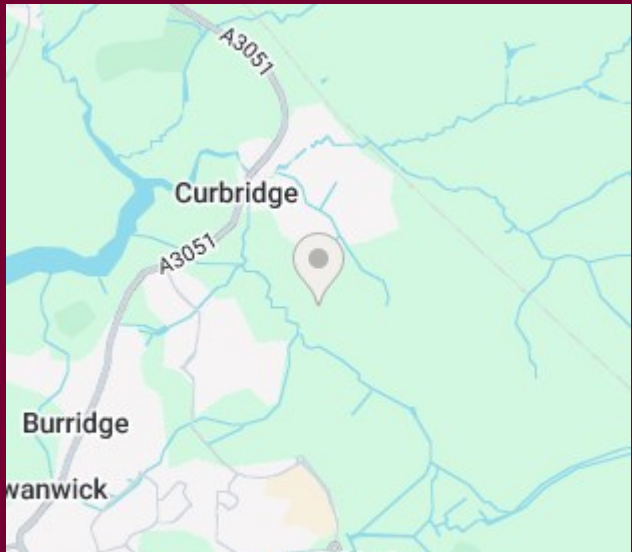
Sewerage - Mains

Heating - Gas central heating

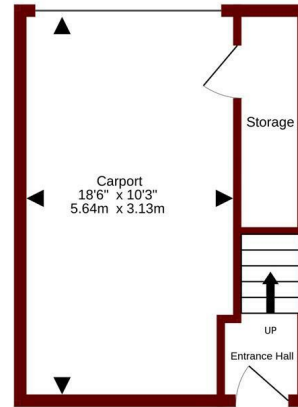
Broadband - There is broadband connected to the property

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

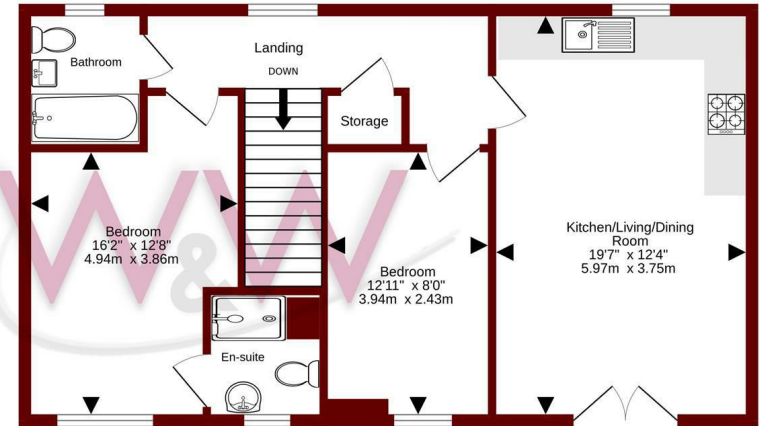
Please check here for all mobile networks - <https://checker.ofcom.org.uk/>



Ground Floor
248 sq.ft. (23.1 sq.m.) approx.



1st Floor
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA: 914 sq.ft. (84.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	92
(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	

Council Tax Band - C

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - B

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