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PARK GATE

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Church Road, Warsash, Southampton, Hampshire, SO31 9GD











ACCOMMODATION

Offered to the market with no onward chain, this fantastic detached home presents an exciting opportunity for buyers looking to create a property tailored to their own tastes and lifestyle. Upon entering, you are welcomed by a spacious entrance hall, setting the tone for the generous accommodation beyond. To the front of the property, the generously proportioned sitting room provides a warm and inviting space, ideal for relaxing and unwinding. An additional reception room, previously utilised as a bedroom, features an attractive bay window which floods the room with natural light and is complemented by its own en-suite shower room, offering excellent flexibility for a variety of uses. Further along, the dining room provides a versatile space perfectly suited to both formal entertaining and everyday family meals. The kitchen is a good size and offers excellent scope for modernisation, with the potential to extend or create a more open-plan layout to suit modern family living. Completing the ground floor is a useful conservatory/sun room, providing an additional reception space with views and access towards the garden and a convenient w/c. Upstairs, the property offers a selection of well-proportioned double bedrooms, with the principal bedroom benefitting from built-in wardrobes. The bedrooms are all served by the family bathroom. Externally, the property occupies a generous plot with a private rear garden, offering an excellent degree of potential for landscaping and personalisation. Whether creating an attractive garden for entertaining, relaxing or family use, there is plenty of scope to transform the outdoor space into a truly special setting. To the front, a driveway provides convenient off-road parking.

Approximate Area = 1432 sq ft / 133 sq m
Outbuilding = 66 sq ft / 6.1 sq m
Total = 1498 sq ft / 139.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Charters Estate Agents Limited. REF: 1512019





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SITUATION

Warsash is a sought-after coastal village on the eastern shore of the River Hamble, offering a desirable combination of village amenities, countryside and waterfront surroundings. The property is conveniently located for local shops, cafés, pubs and everyday amenities, with the picturesque riverfront nearby providing excellent opportunities for walking, sailing and enjoying the outdoors. Fareham, Southampton and Portsmouth are all easily accessible, with convenient road links to the M27 and surrounding areas. Warsash offers an appealing coastal lifestyle while remaining well connected to nearby towns and transport links.



SPECIFICATION

- Detached House Positioned In Central Warsash
- No Forward Chain
- Fantastic Re-Modernisation Opportunity
- Off Road Parking
- Downstairs Shower Room
- Three Reception Rooms
- Well Proportioned Private Rear Garden



LOCAL AUTHORITY
Fareham Borough Council, Fareham
Council Tax Band E

ASKING PRICE £450,000

TENURE
Freehold

Disclaimer Property Details: The information provided is for guidance only and does not form part of any offer or contract. Prospective purchasers should verify all details themselves, including measurements, services, appliances, and fittings. No detailed survey has been carried out. Employees of this firm cannot provide any representation or warranty regarding the property. Following acceptance of an offer, ID verification is required in line with Anti-Money Laundering Regulations. This is carried out by a specialist third-party provider at a cost of £60 (inc. VAT) per purchaser, payable once the offer is agreed and before the sales memorandum is issued. This fee, per purchaser, is non-refundable. For Referral Fee Disclosure, please visit: www.chartersestateagents.co.uk/compliance

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