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**BROOK**  
INDEPENDENT  
ESTATE AGENTS



## 106a Osborne Road

Warsash, Southampton, SO31 9GH

**£225,000**



This classic first floor maisonette occupies the entire first floor of this Edwardian house and overlooks the playing fields on Osborne Road right in the heart of the village. There is a great feel of spaciousness and light and offers a great opportunity for an investor, first time buyer or just anyone looking to downsize. It has its own private garden and allotted parking and room sizes which allow for large furniture which you do not often get with flats of a more modern vintage. The property is offered with immediate vacant possession and is well worth an early look.

The village itself has an array of shops, Inns, a school of excellent repute and a well-stocked convenience store. At the nearby Locks Heath centre there are further shopping facilities, a popular coffee house and Waitrose Supermarket. The added attraction to this village location is the proximity to the River Hamble, its sailing reputation and vista across the river to Southampton water draw people to this coastal haven. Warsash offers some of the finest sailing on the South Coast, it's a place where maritime, sailing and wildlife enthusiasts congregate amongst the thriving cottage industries that support this community. There are an abundance of trails and footpaths following the picturesque, ever-changing scenery along the riverbanks of the Hamble an exceptional place to reside and enjoy this waterside haven. All these attributes make this a destination address for those looking for activity and amenities on one's doorstep.

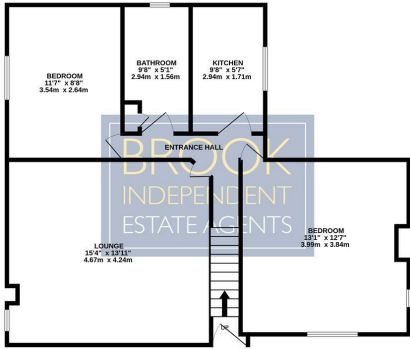


### Area Map



### Floor Plans

GROUND FLOOR  
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA: 631 sq.ft. (58.6 sq.m.) approx.  
When a floor plan is shown, it is intended to provide a general impression of the property. It is not intended to be used as a contract. The actual dimensions of the property may vary slightly from those shown. The area shown is for information only and does not constitute an offer of any kind. See also Section 2(2).

### Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(81-81) <b>A</b>		
(81-81) <b>B</b>			(69-80) <b>B</b>		
(69-80) <b>C</b>			(55-68) <b>C</b>		
(55-68) <b>D</b>			(39-54) <b>D</b>		
(39-54) <b>E</b>			(21-38) <b>E</b>		
(21-38) <b>F</b>			(1-20) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.