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**BROOK**  
INDEPENDENT  
ESTATE AGENTS



## 106 Osborne Road

, Warsash, SO31 9GH

**£209,950**



This spacious one bedroom ground floor maisonette occupies a lovely corner spot of this Edwardian house and has a secluded view to the front and personal access from the living room to a private garden. There is a great feel of spaciousness and light due to the character windows 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 refurbished interior 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.

Council tax band A



## Entrance Hallway

Living Room/Diner 15'8 x 14'5 (4.78m x 4.39m)

Kitchen 14' x 5'7 (4.27m x 1.70m)

Bedroom 11'9 x 8'10 (3.58m x 2.69m)

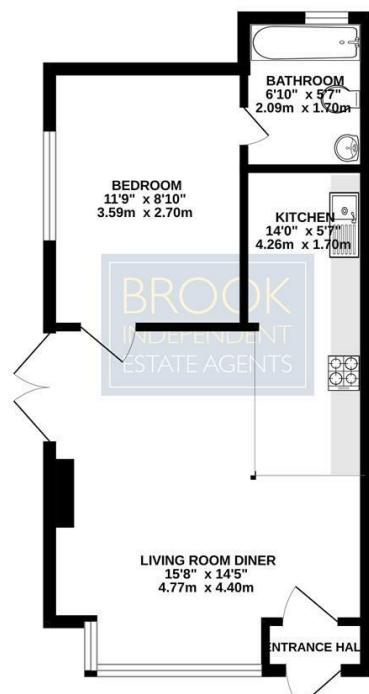
Bathroom 6'10 x 5'7 (2.08m x 1.70m)

## Area Map



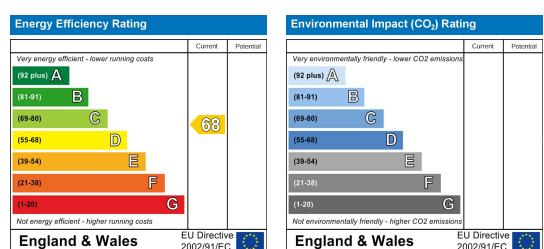
## Floor Plans

GROUND FLOOR  
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA - 402 sq.ft. (37.4 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. These plans are for guidance only and should not be used as such by any prospective purchaser. The fixtures, 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 Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.