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TOWER COURT, HAVELOCK ROAD, WARSASH, SOUTHAMPTON, SO31 9JS



DELIGHTFUL TWO BEDROOM FIRST FLOOR DUPLEX APARTMENT, WITH A GARAGE, SITUATED IN THE HEART OF WARSASH VILLAGE. THE DWELLING IS LOCATED IN CLOSE PROXIMITY TO THE WATERFRONT AND VARIOUS LOCAL AMENITIES. OFFERED WITH NO FORWARD CHAIN.

£230,000 Leasehold

This delightful two bedroom, first floor duplex apartment is situated in the highly popular maritime village of Warsash. The property is located in close proximity to the waterfront, and to various local amenities. Neutrally decorated throughout, this lovely dwelling is arranged over two floors, these being the first and second floors of the apartment block. The first floor comprises a hallway, lounge/diner and kitchen. On the first floor are two double bedrooms and a bathroom.

Warsash is a highly desirable residential village located on the eastern side of the renowned River Hamble. For sailing and water sports enthusiasts there is a range of marinas, sailing clubs and berthing facilities available along river. Pathways along the waterfront provide miles of picturesque waterside walks and access to the local beach and parkland. Warsash Village is home to an array of independent shops, eating and drinking establishments and services. The Rising Sun public house is located on the waterfront and is very popular amongst locals and visitor alike. Schooling in the area is particularly attractive with an excellent choice of primary schools in the vicinity. The catchment school for 11-16 year old's is Brookfield Community School. There are numerous bus services locally, train links from Swanwick and nearby access to the M/A27 by car.

In summary, this duplex apartment is, in our opinion, a comfortable property in a desirable area. It is an ideal choice for those looking to purchase a home in a well-connected location. Call us today to arrange a viewing.





Accommodation

Upon entering the property, you are greeted by the hallway with doors to the lounge/diner and kitchen, and stairs rising to the first floor.

The well-proportioned lounge/diner is a light and airy space filled with natural light, perfect for relaxing. There is a large window providing views over the communal gardens and a further high-level window. An understairs cupboard provides useful storage.



The kitchen comprises a range of matching wall and floor mounted units with a worksurface over. There is a built-under electric oven with an electric hob above, space and plumbing for a washing machine and appliance space for a fridge freezer.

Ascending the staircase, the landing presents doors to both bedrooms, the bathroom and a linen cupboard.

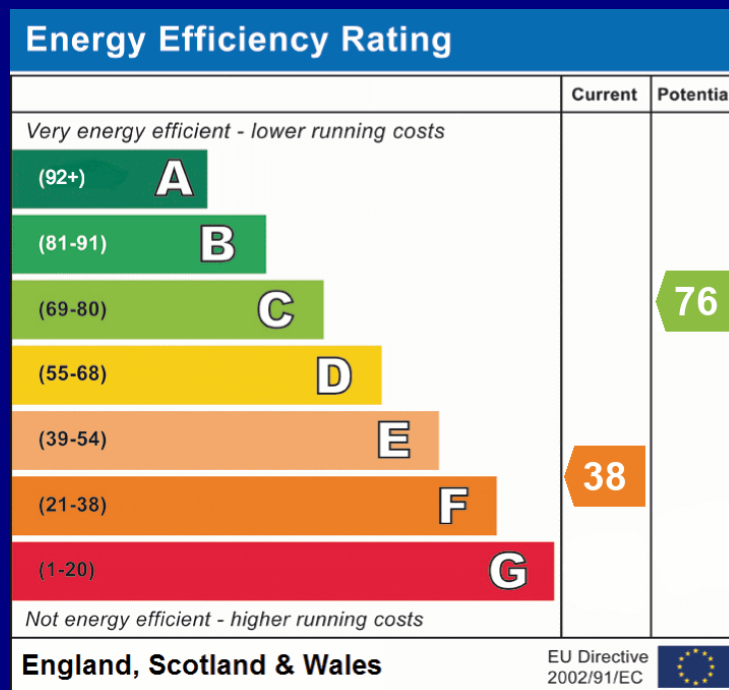
Bedrooms one and two are both double rooms with windows offering views over the communal gardens. Both bedrooms benefit from built-in wardrobes.



The bathroom is principally tiled, offers a high-level window and comprises a panel enclosed bath with a shower over, a wash hand basin and a WC.

Outside, the property benefits from a garage in a block. Tower Court also boasts beautiful well maintained communal gardens.





COUNCIL TAX BAND: C - Fareham Borough Council. Charges for 2025/26 - £1,924.04.

UTILITIES: Mains electricity, water and drainage.

LEASEHOLD: Residue of 999 years from 25th March 1967. Maintenance charge £80 pcm (reviewed annually). Buildings insurance for 2025 £209 (reviewed annually).

The vendors of each dwelling holds a 1/9 share of the freehold.

Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.

Tel: 02380 404055 Web: www.mannsandmanns.co.uk



**1 & 2 Brooklyn Cottages
Portsmouth Road
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SO31 8EP**



Disclaimer: Manns & Manns for themselves and together the vendors advise that these particulars do not constitute an offer or a contract and whilst these details are believed to be correct they are made without responsibility. All applicants must satisfy themselves by inspection as to the correctness of the statements made. The property is offered subject to formal contract and is being unsold AND ON THE DISTINCT UNDERSTANDING THAT ALL NEGOTIATIONS SHALL BE CONDUCTED THROUGH MANNS AND MANNS.

Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise, nor that services or facilities are in good working order. All areas and measurements are approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.

No fixtures and fittings are included in any sale of a property, unless explicitly agreed in writing with the agent once agreed with the seller (s).

Manns and Manns may use AI images to show empty properties with furniture, this is purely provided as a guide. Fixtures and fittings are not included, and purchasers must satisfy themselves with their own measurements to check furniture of their choosing fits the relevant spaces.