



SCAN ME



25 Schooner Way, Warsash, Southampton,  
Hampshire, SO31 9BR.



For more information

**01489 570019**  
[www.sbk4homes.com](http://www.sbk4homes.com)



## Excellent Investment Opportunity

- End Of Terrace House
- Corner Plot Position
- Two Bedrooms With Wardrobes
- Good Sized Lounge/Diner
- Separate Kitchen
- Modern Family Bathroom
- Low Maintenance South Facing Garden
- Garage With Access From Garden
- Popular Boat Development Location
- NO FORWARD CHAIN



**£285,000**

**FREEHOLD**

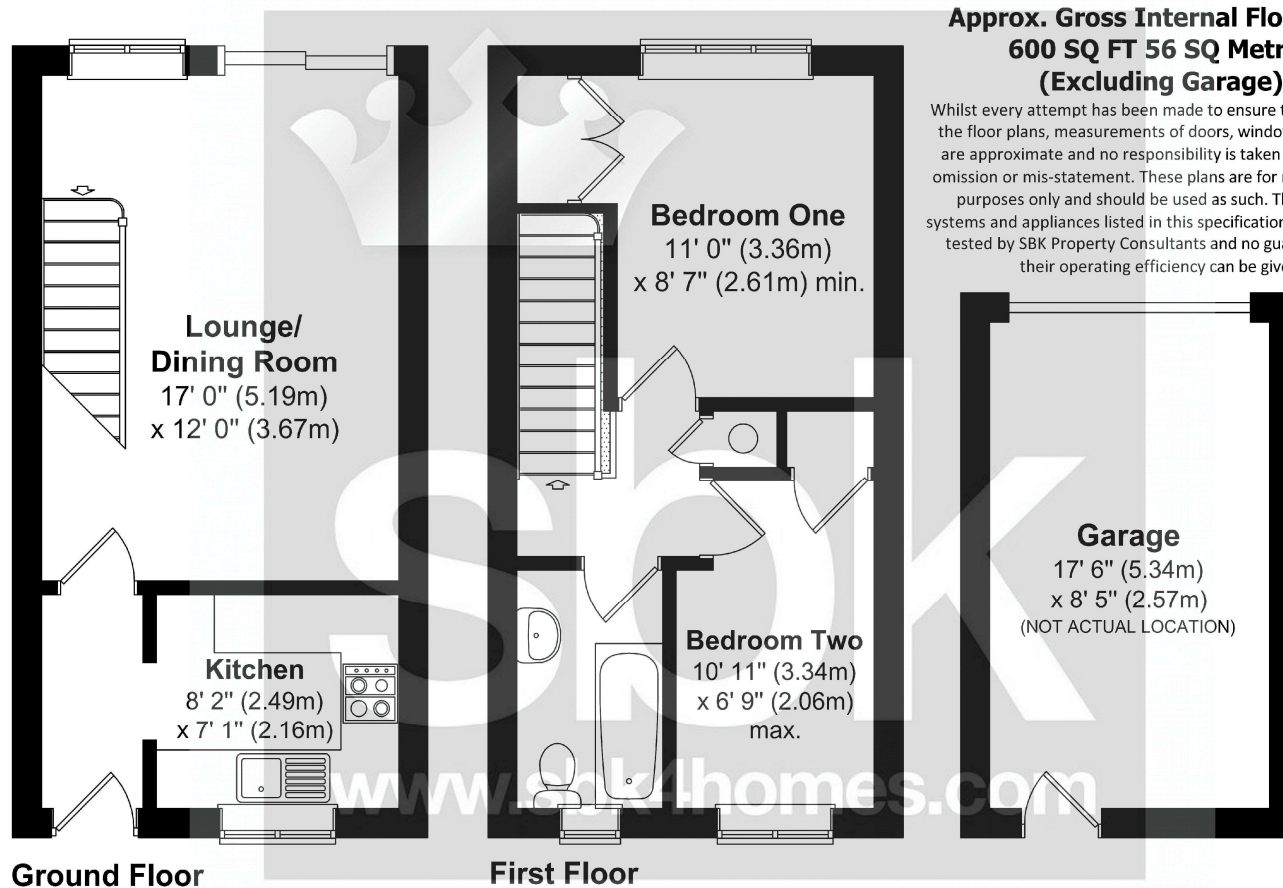
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# Walking Distance to Hamble Shoreline

Approx. Gross Internal Floor Area:  
Circa 600 SQ FT (56 SQ Meters)



## Approx. Gross Internal Floor Area 600 SQ FT 56 SQ Metres (Excluding Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such. The services, systems and appliances listed in this specification have not been tested by SBK Property Consultants and no guarantee as to their operating efficiency can be given.

## Supplementary Information

Council Tax: Band - C  
Payable £1,834.14  
April 2024 – March 2025  
Fareham Borough Council.

EPC: Band - TBC  
EER Current - TBC  
Potential - TBC

Tenure: Freehold

What3words Location: ///motion.awesome.slack

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**\*\* NO FORWARD CHAIN \*\*** SBK are delighted to bring to market this well-presented two-bedroom end terrace home, located in the ever-popular Boats development in Warsash. Upon entering the property the entrance hall leads to a separate kitchen overlooking the front of the property, the same hallway, also leads through to the spacious open plan sitting/dining area with patio doors overlooking the delightful rear garden. The stairs lead up to the first floor where you will find two very well-proportioned bedrooms that both benefit from built in wardrobes, these is also a modern re-fitted bathroom. Externally, the rear garden is southerly facing and has been nicely landscaped with a combination of slate chippings & shingle to provide minimal maintenance. There is also access to a useful side garden area and a personal door to the single garage. Schooner Way is located just on the outskirts of Warsash Village in catchment for Hook with Warsash Primary School and Brookfield Secondary School, and also within walking distance of the nearby Hamble shoreline, its various marinas and a wide array of local shops, woodlands, parks and other amenities. The property has served as a successful investment for the present owner for over 10 years, there is currently tenant occupying the property who has expressed an interest in staying should another buy to let purchaser wish to look at it as a ongoing investment; it would also suit an owner occupier who wishes to purchase the property as a home. To make arrangements to view or to make an enquiry, please contact SBK Park Gate on 01489 570019, or via email at [parkgate@sbk4homes.com](mailto:parkgate@sbk4homes.com).



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