



**£289,500**

Freehold

**29 Romford Road, Warsash**  
Southampton, Hampshire SO31 9GZ



Quick View

|                                                                                  |                |                                                                                     |                    |
|----------------------------------------------------------------------------------|----------------|-------------------------------------------------------------------------------------|--------------------|
|  | 2 Bedrooms     |  | No Garage          |
|  | 1 Living Room  |  | 2 Bathrooms        |
|  | Terraced House |  | EPC Rating C       |
|  | Parking        |  | Council Tax Band B |

Reasons to View

- Two double bedrooms and both en-suite – one shower room and one bathroom. Which room will you choose?
- Always wanted a corner sofa? There is plenty of space in the living room for one as well as a table and chairs.
- Set back from the road with a private pathway and parking to the immediate front, pull up, park, and your home.
- An unusually large ‘L’ shaped garden provides lots of outside space for dining in the raised seating area, toys, or even just a relax in the long summer evenings.
- Perfectly positioned within walking distance of Warsash Village, the River Hamble and Hook with Warsash Primary School, this home offers the ideal blend of convenience and coastal lifestyle.
- Being offered chain free, this stylish home combines privacy, practicality and a superb coastal location.

Description

Warsash is a waterside village that has long been a go-to South coast boating hub. Popular with coastal living and those looking for water-based recreation. There are sailing and boating clubs along the River Hamble as well as a choice of Marina’s if being on the water is your thing.

Stepping inside, from the hallway are doors to the cloakroom and storage cupboard to the right and ahead to the sitting room. To the left, you will find the modern fitted kitchen with an inset four-ring electric hob and fume hood, eye-level electric oven, worksurfaces with storage above and below, spaces for your washing machine, fridge/freezer and dishwasher. Tucked away is the Worcester gas-fired combination boiler. The living room is a generous size, having plenty of room for a table and chairs. The living room, being to the rear of the property, looks out onto the private garden which is accessed via French doors. Upstairs you will find two double bedrooms, each with their own en-suite facilities – one with a bath and the other with a shower cubicle. The parking is at the front of the property, and you'll be able to access the house via the back gate when necessary. The rear garden is unusually large with a wooden fence panel surround, lawned central area and longstanding raised decking, which would make a fantastic seating and BBQ area. There is a further garden area to the right-hand side and rear which provides further storage or a great space if you are green-fingered.

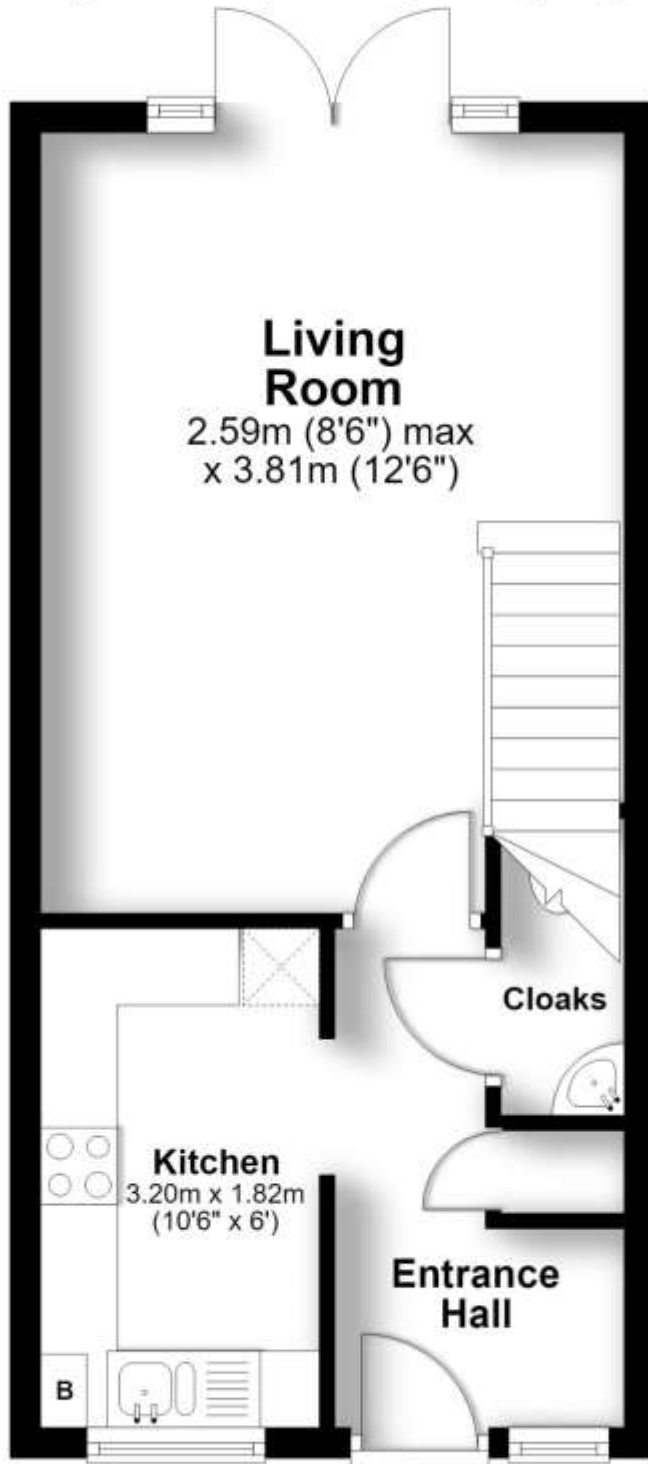
Agents Note: The property is currently tenanted under an agreement which expires in October 2026. We are advised that vacant possession may be offered prior to this date.

Directions

<https://what3words.com/excuse.unspoiled.pure>

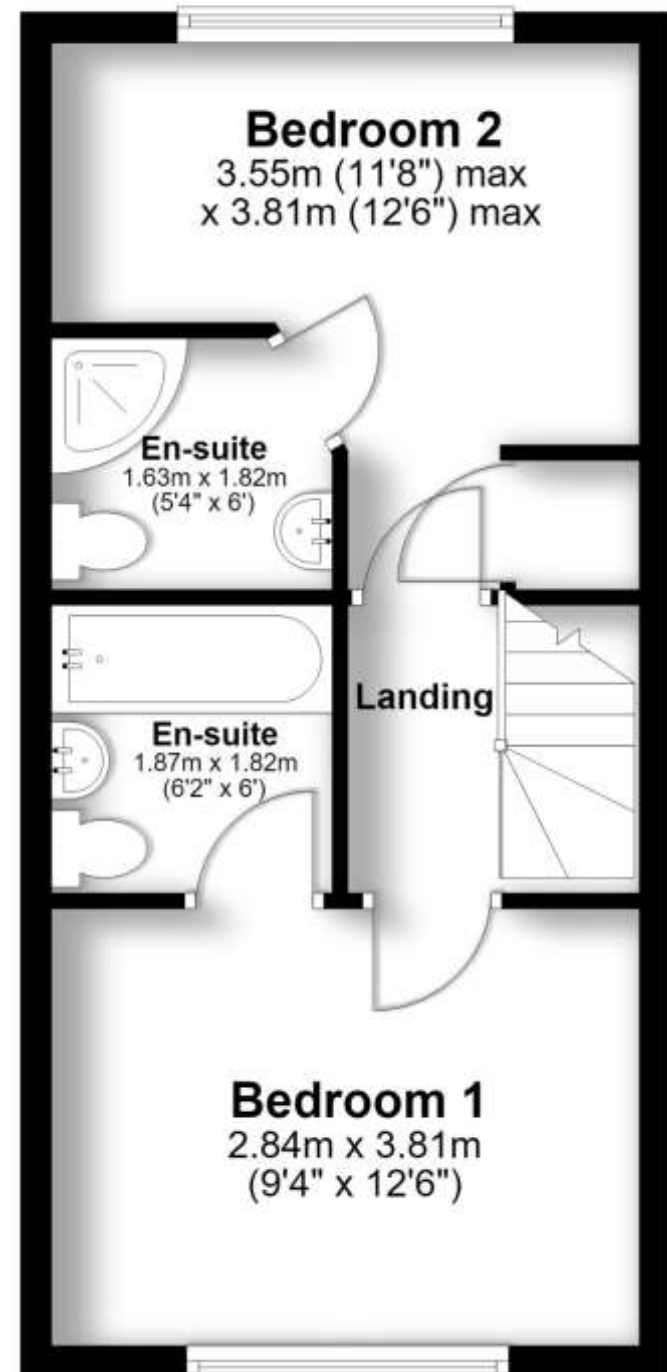
## Ground Floor

Approx. 22.6 sq. metres (243.0 sq. feet)



## First Floor

Approx. 32.2 sq. metres (346.7 sq. feet)



Total area: approx. 54.8 sq. metres (589.7 sq. feet)

### Anti-Money Laundering & ID Verification

Once an offer has been accepted, all purchasers will be required to provide proof of funds and complete identification checks in line with the Money Laundering Regulations 2017. We carry out full biometric ID verification via our specialist third-party provider, HIPLA Ltd. The cost is £36 per purchaser, payable prior to the issue of the Memorandum of Sale, and is non-refundable. If you do not have access to a smartphone, please let us know as soon as possible so that alternative arrangements can be made.

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