

# SOUTHDOWN VIEW

HILSEA, PORTSMOUTH



A LANDMARK DEVELOPMENT OF NEW TWO BEDROOM APARTMENTS  
AVAILABLE THROUGH SHARED OWNERSHIP

# SOUTHDOWN VIEW IS IDEALLY LOCATED IN HILSEA, PORTSMOUTH - A VIBRANT WATERFRONT CITY

## ENJOY ALL PORTSMOUTH HAS TO OFFER

Portsmouth is an interesting place to live simply packed with great things to do. With its infamous maritime history, world-famous attractions, great shopping and lively night life.

## BEAUTIFUL WATERFRONT LOCATION

This exciting waterfront city is home to the spectacular Spinnaker Tower, soaring 170 metres above Portsmouth Harbour and the Solent.



The Tower offers amazing 350 degree panoramic views of the Harbour, the South Coast and the Isle of Wight, which stretch out for up to 23 miles. There are three viewing decks to explore including the Café in the Clouds at 105 metres above sea level.

You will also find the world's oldest dry dock still in use and also famous ships including the HMS Warrior, the Tudor carrack Mary Rose and Lord Nelson's flagship, HMS Victory.

## SUPERB SHOPPING ON YOUR DOORSTEP

If you love to shop there's no better place than Gunwharf Quays boasting over 90 famous stores and over 30 bars, coffee shops and restaurants.

The neighbouring Port Solent Marina also offers a range of boutique shops and restaurants, making it the ideal spot to spend the day. Both are easily reached by road and public transport.

Portsmouth town centre offers major high street names within the Cascades Shopping Centre, whilst Southsea is the arts centre with a range of independent, vintage and quirky shops.



## DISCOVER THE SOUTH DOWNS

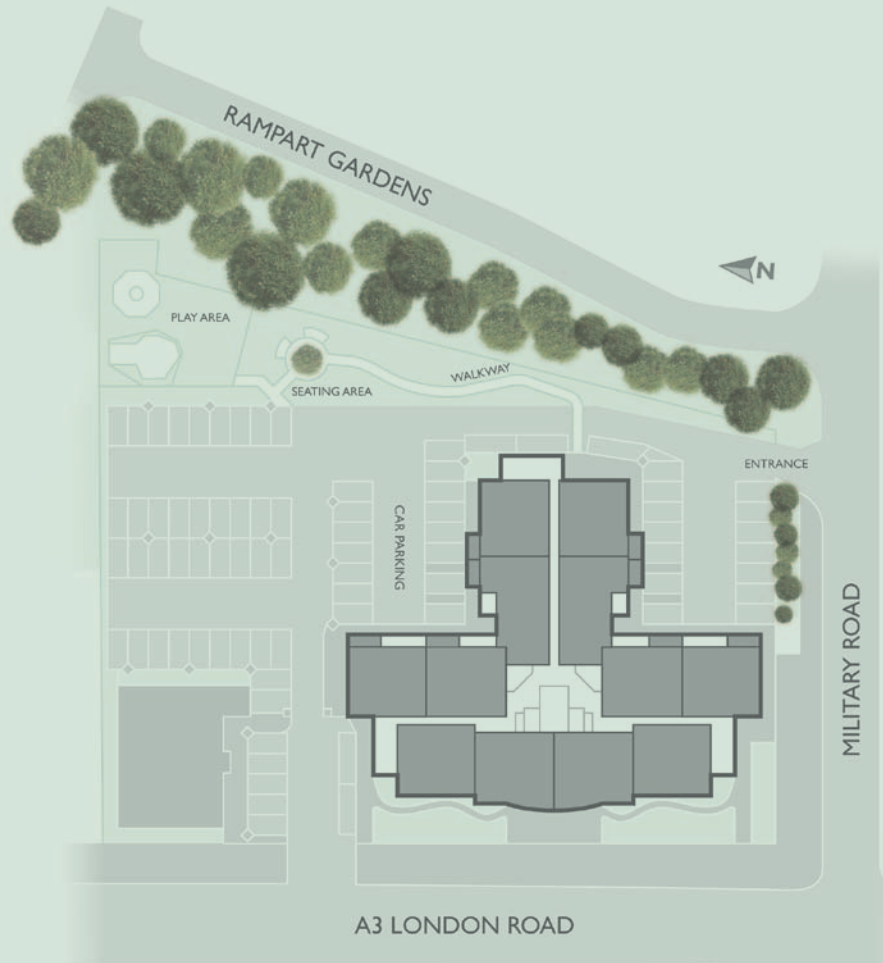
Southdown View is just a 20 minutes' drive from the heart of the South Downs National Park with its rolling hills, open spaces and river valleys. There is so much to do and see in this area, from walking, cycling or horse riding across the Downs, exploring wildlife in the wetlands or visiting one of the many village pubs – there really is something for everyone to enjoy.



# SOUTHDOWN VIEW

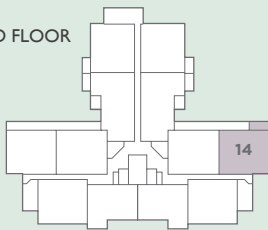
HILSEA, PORTSMOUTH

## SITE PLAN



# LEVEL & FLOOR PLANS

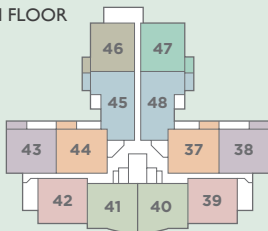
2ND FLOOR



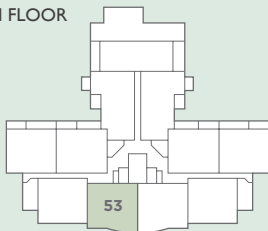
3RD FLOOR



4TH FLOOR



5TH FLOOR

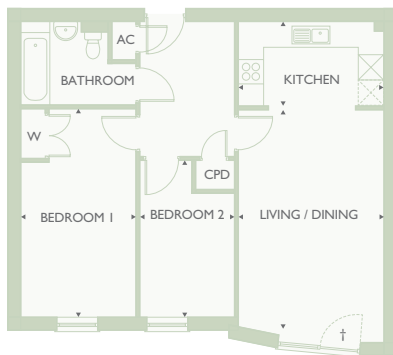


## SOUTHDOWN VIEW

HILSEA, PORTSMOUTH

### KEY

W	WARDROBE
AC	AIRING CUPBOARD
CPD	CUPBOARD
†	JULIET BALCONY



### PLOTS 28\*, 40\*, 41 & 53

LIVING / DINING	5.17m x 3.52m	16'11" x 11'6"
KITCHEN	3.52m x 2.09m	11'6" x 6'10"
BEDROOM 1	5.05m x 2.78m	16'6" x 9'1"
BEDROOM 2	3.82m x 2.23m	12'6" x 7'3"

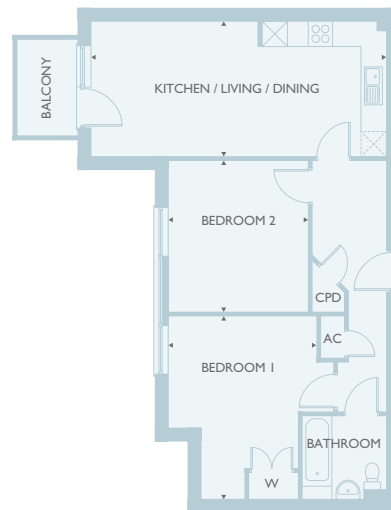
\* PLOTS 28 & 40 OPPOSITE HANDING



### PLOTS 14\*, 26\*, 31, 38\* & 43

LIVING / DINING	5.03m x 3.52m	16'6" x 11'6"
KITCHEN	3.52m x 2.09m	11'6" x 6'10"
BEDROOM 1	5.05m x 2.78m	16'6" x 9'1"
BEDROOM 2	3.82m x 2.23m	12'6" x 7'3"

\* PLOTS 14, 26 & 38 OPPOSITE HANDING



### PLOTS 33, 36\*, 45 & 48\*

LIVING / DINING /		
KITCHEN	7.23m x 3.41m	23'7" x 11'2"
BEDROOM 1	4.38m x 3.51m	14'4" x 11'6"
BEDROOM 2	3.59m x 3.30m	11'9" x 10'9"

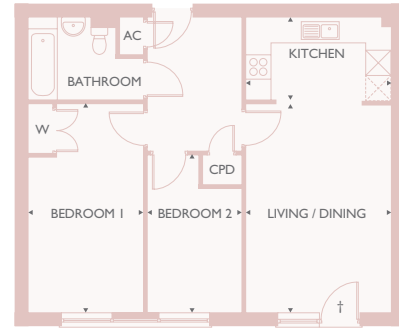
\* PLOTS 36 & 48 OPPOSITE HANDING



### LOTS 25\*, 32, 37\* & 44

LIVING / DINING	5.03m x 3.52m	16'6" x 11'6"
KITCHEN	3.52m x 2.09m	11'6" x 6'10"
BEDROOM 1	5.05m x 2.78m	16'6" x 9'1"
BEDROOM 2	3.82m x 2.23m	12'6" x 7'3"

\* PLOTS 25 & 37 OPPOSITE HANDING



### LOTS 27\*, 39\* & 42

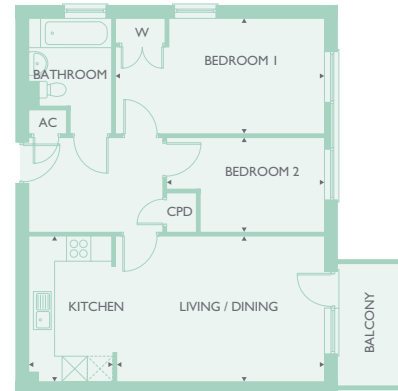
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BEDROOM 1	5.05m x 2.78m	16'6" x 9'1"
BEDROOM 2	3.82m x 2.23m	12'6" x 7'3"

\* PLOTS 27 & 39 OPPOSITE HANDING



### LOTS 34 & 46

LIVING / DINING	5.03m x 3.52m	16'6" x 11'6"
KITCHEN	3.52m x 2.09m	11'6" x 6'10"
BEDROOM 1	5.05m x 2.78m	16'6" x 9'1"
BEDROOM 2	3.82m x 2.23m	12'6" x 7'3"



### LOTS 35 & 47

LIVING / DINING	5.03m x 3.52m	16'6" x 11'6"
KITCHEN	3.52m x 2.09m	11'6" x 6'10"
BEDROOM 1	5.05m x 2.78m	16'6" x 9'1"
BEDROOM 2	3.82m x 2.23m	12'6" x 7'3"



# SPECIFICATION

OUR APARTMENTS HAVE BEEN BUILT TO A HIGH STANDARD WITH QUALITY FINISHES.

THE INTERIORS HAVE BEEN DESIGNED TO BE BOTH PRACTICAL AS WELL AS COMFORTABLE FOR MODERN OPEN-PLAN LIVING.



## KITCHEN

- Integrated Zanussi electric single oven, electric hob and hood
- Stainless steel one-and-a-half bowl sink and drainer with Ideal Standard Affinity mixer tap
- Stainless steel splash-back
- Oak-effect kitchen units with chrome handles
- Black laminate worktops and upstand
- Stone-effect vinyl flooring
- Chrome ceiling down-lighters and chrome electrical sockets

## BATHROOM

- Roca white bathroom suite with thermostatic shower
- Glass shower screen over bath
- Lockable white bathroom cabinet
- Retractable clothes dryer over the bath
- Mirror above hand basin
- Shaver light with socket
- Chrome-plated double towel rail and toilet roll holder
- White gloss wall tiles
- Natural wood-effect vinyl flooring
- Chrome ceiling down-lighters

## BEDROOMS

- Fitted wardrobe in master bedroom
- BT point, wired for Sky, Cable TV box in lounge and master bedroom
- BT point in second bedroom

## HEATING AND WATER SUPPLY

- Heating and instantaneous hot water are provided by a communal gas boiler system, with individual meters, operated by First Wessex. Residents will be billed by First Wessex
- Radiators in each room, controlled via thermostatic radiator valves
- Electrical supply will be measured by individual meters via a service provider of your choice

## INTERNAL FEATURES

- Neutral carpets in lounge, bedrooms and hallway
- Walls painted white throughout
- Entel 600 video door-entry system
- Hat and coat hooks in hallway
- Mains-powered optical smoke detector
- Oak veneer internal doors with chrome furniture

## EXTERNAL FEATURES

- Most available with balcony or Juliet balcony
- Residential parking

# AFFORDABLE HOMES FROM FIRST WESSEX



Our new homes at Southdown View are available to purchase through shared ownership. Shared ownership or part-buy, part-rent provides the perfect opportunity for people who are unable to afford a home outright to buy a home of their own.

You buy a share of the property which is typically between 35%–75% of the total market value and then pay rent on the remaining share which is owned by First Wessex. Over time, you can buy more shares until you own the property outright.

First Wessex provides affordable homes and services to local communities throughout Hampshire and Surrey. We pride ourselves in working closely with our customers to make sure we deliver high quality housing within sustainable communities. We manage and maintain around 20,500 homes and currently develop in excess of 300 new homes each year.

**Shared ownership provides an affordable alternative to buying on the open market.**



Images are from previous First Wessex properties and are for illustrative purpose only.



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## FOR MORE INFORMATION

CALL **023 80 684463**

EMAIL [sales@firstwessex.org](mailto:sales@firstwessex.org)

[www.southdownview.com](http://www.southdownview.com)



**S** SOUTHDOWN VIEW, MILITARY ROAD, HILSEA, PORTSMOUTH PO3 5FS

## LOCAL CONNECTIONS

The development is situated in Hilsea on the outskirts of Portsmouth on the A3 London Road just seconds away from the Portsbridge Roundabout which takes you onto the M27 motorway providing easy access to Fareham, Southampton and Eastleigh and the A27 to Havant, Chichester, Worthing and Brighton. The A3 takes you to London in less than two hours.

There are two bus stops right outside that take you into Portsmouth Centre in 15 minutes. Hilsea bus station and British Rail stations are located at Hilsea, Fratton and Cosham.

Portsmouth has a thriving commercial ferry port serving destinations on the continent and the beautiful Isle of Wight for freight and passenger traffic. Southampton Airport is located in Eastleigh just 40 minutes by train and 30 minutes by road with flights across the UK and to Europe.

### **Misrepresentation Act (1967):**

The particulars contained within this brochure have been prepared with due care and attention. They are believed to be correct, neither the acting agents or First Wessex guarantee their accuracy and these details are not intended to form part of any contract.

### **Finance Act (1991):**

Unless otherwise stated, all prices quoted exclude V.A.T. and any intending purchaser or lessee, must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.

### **Property Misdescriptions Act (1991):**

These details are believed to be correct at the time of compilation. First Wessex reserve the right to make variations as this may be required due to the nature of building works. All room dimensions are approximate and may vary.

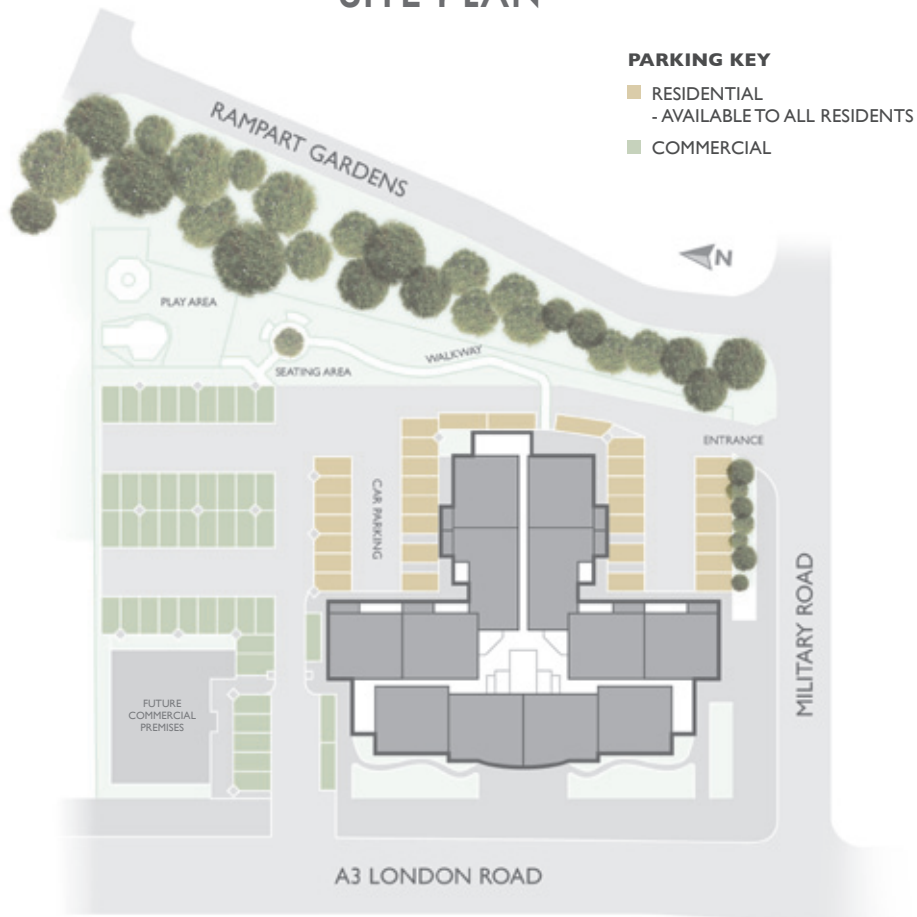
First Wessex reserve the right to make variations in the tenure at any time. Interior images are of a typical First Wessex show apartment & are for illustrative purposes only. All royalty free stock photography and respective ownerships acknowledged.



[www.firstwessex.org](http://www.firstwessex.org)



## SITE PLAN



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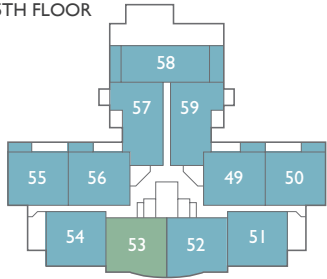
DEVELOPMENT  
OVERVIEW

First Wessex 

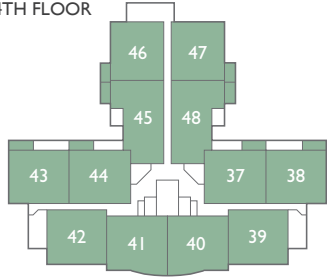
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# LEVEL PLANS

5TH FLOOR



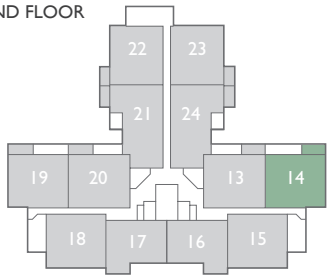
4TH FLOOR



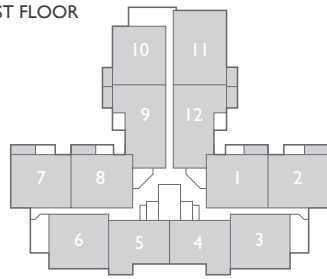
3RD FLOOR



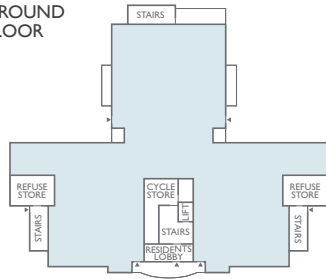
2ND FLOOR



1ST FLOOR



GROUND FLOOR



## APARTMENT LOCATIONS

Southdown View is built across six floors.

At ground level, space has been set aside for commercial premises. This will be within the main building and separately to the north side of the car park.

The level plans indicate where each of the apartment types is located.

For further information, please talk to the Sales Team at Southdown View.

### KEY

- PRIVATE SALE APARTMENTS
- SHARED OWNERSHIP APARTMENTS
- HOUSING ASSOCIATION APARTMENTS
- COMMERCIAL

