

GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA: 693 sq ft. (64.4 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. This plan is for illustrative purposes only and should be used on such by any prospective purchaser. The services, 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 Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



ASKING PRICE
£270,000
Share of Freehold
Hound Road, Netley Abbey, SO31 5JS

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Bursledon Office: 02380 408 200



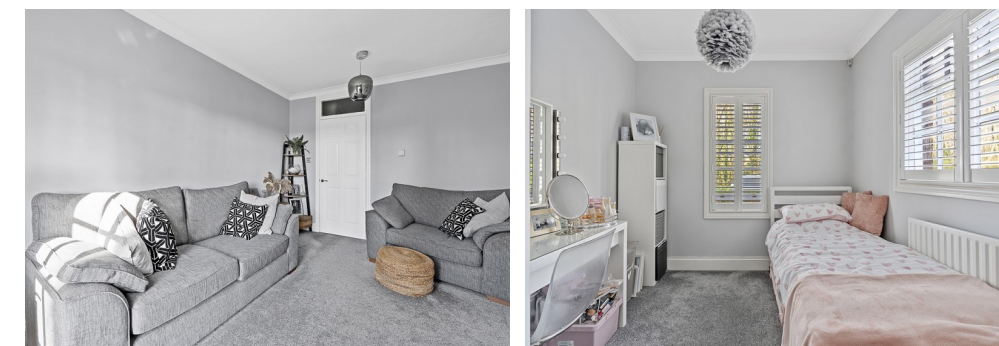
Hound Road, Netley Abbey, SO31 5JS

2 Beds - 1 Baths

Welcome to this exquisite two-bedroom ground floor apartment nestled within the historic charm of a Grade II listed building, boasting breathtaking communal grounds and a serene private patio.

FEATURES

- Two-bedroom ground floor apartment in a Grade 2 listed building
- Direct access from the spacious living room to a private patio overlooking open fields
- Meticulously maintained communal grounds measuring over 1 acre
- Character features throughout including Sash windows throughout
- Convenient location near transport links including Hamble train station
- Perfect balance of historical charm and modern comfort



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Step into the inviting hallway, with ample storage space on offer including two large cupboards. Doors lead to all rooms including into the heart of the home, the spacious living area. From the living room with space for a dining table as well, step out through the patio doors onto the private patio, where panoramic views of open fields invite residents to unwind and dine al fresco amidst the tranquility of nature. A modern kitchen with further views over the communal grounds and open fields from sash windows with space for white goods and plenty of work surfaces on offer. Both bedrooms are generously sized doubles and benefit from twin aspect views through sash windows, flooding the rooms with natural light and offering captivating vistas of the surrounding landscape. A modern tiled shower room adds contemporary convenience to this elegant residence, featuring sleek fixtures and fittings.

Conveniently located within easy reach of local amenities and transport links, this residence offers the ideal combination of convenience and serenity. Within close proximity is the famous Royal Victoria Country Park set in approximately 200 acres of park and woodlands located on the waterfront. Netley Abbey benefits from its own railway station on the West Coastway Line. Southampton Airport and the motorway are close by enabling easy access to, Southampton, Winchester, Chichester, Guildford and London.



Residents of this exclusive apartment have access to meticulously maintained communal grounds, where lush greenery and open fields provide a picturesque backdrop especially in the summer months with various communal seating areas on offer. With direct access from the living room to the private patio, the connection with nature is effortlessly maintained.

Hallway

Door into hallway from communal entrance. Two doors to separate storage cupboards. Opening to further hidden storage space. Radiator. Dado rail. Deep moulded skirting boards. Coving. Doors to all rooms.

Living Room (15' 5" x 10' 8") or (4.69m x 3.26m)

Carpet. Radiator. Deep moulded skirting boards. Coving. UPVC door with double glazed insert leading to private patio. Double glazed windows to rear.

Kitchen (13' 1" x 9' 7") or (4.0m x 2.93m)

Laminate flooring. Matching gloss wall and base units. Laminated work surfaces with tiled splashback. Chrome power sockets and switches. Coving. Double glazed sash window to the side. Space for white goods including; dishwasher, washing machine and fridge freezer. Wall unit housing Potterton combination boiler. Stainless steel sink and drainer with chrome mixer tap. Single integrated electric oven with BOSCH four gas burner hob and extractor hood. Radiator. Deep moulded skirting boards.

Bedroom 1 (13' 1" x 10' 8") or (4.0m x 3.24m)

Carpet. Twin aspect room with sash windows to front and double glazed sash window to side overlooking gardens and open fields with bespoke shutters. Radiator. Deep moulded skirting boards. Coving.

Bedroom 2 (9' 4" x 10' 8") or (2.85m x 3.26m)

Carpet. Twin aspect room with sash windows to side and front with bespoke shutters. Radiator. Deep moulded skirting boards. Coving.



Shower Room (5' 10" x 7' 11") or (1.79m x 2.41m)

Tiled flooring. Chrome ladder style heated towel rail. Coving. Low level WC. Pedestal hand wash basin with chrome mixer tap set in modern vanity unit. fitted mirror. Walk in shower cubicle with fully tiled walls, wall mounted hand held attachment, glass screen and fitted rainfall effect shower above. Extractor fan.

Outside

Access to private extended patio from living room with stunning views over the communal fields and extended to open fields. Ample allocated parking throughout the grounds.

Communal Areas

Set in over an acre of communal grounds with a two way access point onto Hound Road. With an extended shingled driveway providing ample parking for both residents and visitors. Two separate secure entrances to the communal hallway. A variety of laid to lawn areas with woodland surrounding.

Communal hallway with stairs rising to first floor. Rear access via additional secure door. Carpet.

Other

Eastleigh borough council tax band C - £1,856.87 per annum. Sellers position- Onward chain, need to find.



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