

GROUND FLOOR  
883 sq.ft. (82.1 sq.m.) approx.



ASKING PRICE

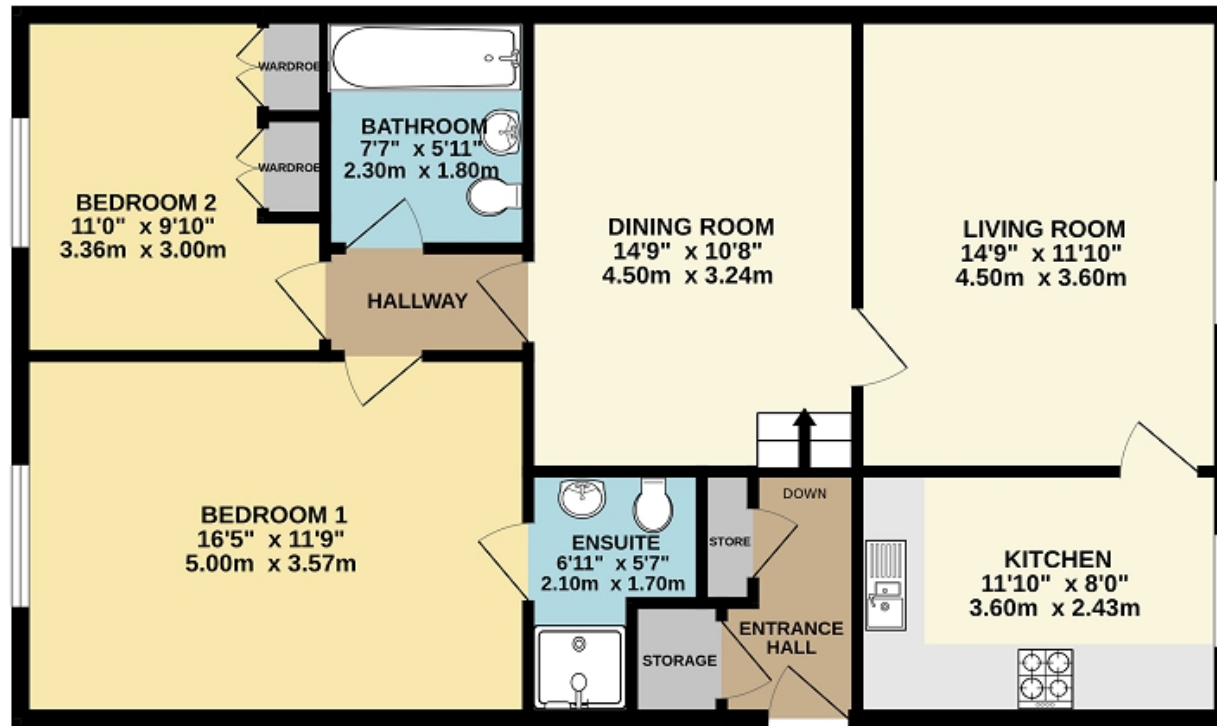
**£310,000**

Share of Freehold

**Hound Road, Netley Abbey, SO31 5JS**

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



TOTAL FLOOR AREA : 883 sq.ft. (82.1 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 as 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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**Hound Road, Netley Abbey, SO31 5JS**

**2 Beds - 1 Baths**

A quirky, character filled two bedroom first floor apartment, in a stunning grade two listed building set back off the road, overlooking beautiful grounds and fields, with unallocated parking for multiple vehicles.



**FEATURES**

- Extensive beautiful grounds
- Quirky and character filled 2 bedroomed apartment
- Stunning orangery style dining room with glass ceiling
- Modernised sash style windows with shutters
- Cosy lounge overlooking grounds



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	64
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.

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Bursledon | Warsash | Mayfair



Located on the first floor of Hound Manor & oozing character and charm. With a variety of period features throughout, this apartment is in a very convenient and central off road position. Close to the villages of Hamble and Netley Abbey, with a variety of lovely pubs, eateries and stunning scenery, and the ever popular Victoria Country Park. Perfectly placed for local transport links including train stations in both villages, and the M27 is easily accessible. Tesco superstore is also very close by.

This beautiful apartment is full of character. Two good sized bedrooms, a stunning orangery style dining room with glass ceiling which naturally lets in an abundance of light. A very cosy lounge with traditional modernised sash style windows and shutters, which you'll also find in each bedroom, with views overlooking the extensive grounds. A must see for those looking for something a little different, set in stunning grounds.



### Bedroom 2

UPVC double glazed sash styled windows with shutters to side. Built in wardrobes. Carpet. Moulded skirting boards.

### Bathroom

Wood panelled door. Inset spot lights. Extractor fan. Radiator. Victorian style bath with wood panelled surround. Centralised chrome mixer taps with shower attachment. Vanity style sink unit with cupboard below and mirror above. Low level W.C. Tiled floor. Moulded skirting board.

### Communal Areas

Homely communal entrance with stairs to first floor.

### Outside

Extensive grounds with trees and shrubs. Overlooking stable and paddocks. Gravel driveway with unallocated off road parking. Upkeep of grounds shared within maintenance charge.

### Other

Lease: 91 yrs remaining

Service Charge: £220 per month

Ground Rent: £100 per year

Seller positions- Onward chain



### Hallway

Wooden panelled front door with cat flap to hallway, two storage cupboards & laminate flooring, intercom, moulded skirting boards, radiator, steps down to dining area/orangery

### Dining Room

Laminate flooring. Orangery styled glass roof with opening hatches. Moulded skirting boards. Radiator with cover. Panelled doorways to lounge and bedrooms.

### Kitchen

UPVC double glazed sash style windows with shutters to front. Inset spotlights. Laminate flooring. Moulded skirting boards. Four burner gas hob. Matching wall & base units. Wine fridge. Integrated washing machine and dish washer. Radiator with cover. Sink with drainer and mixer tap. Cupboard housing new Baxi combi boiler fitted in 2023.

### Lounge

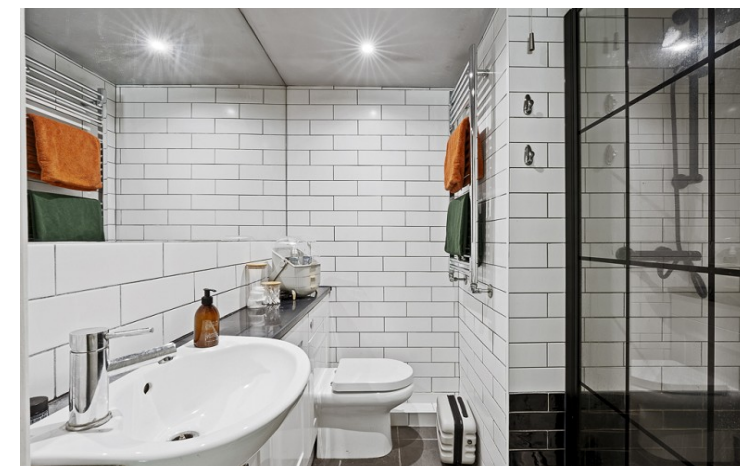
UPVC double glazed sash styled windows with shutters to front. Laminate flooring. Moulded skirting boards. Panelled door to kitchen.

### Bedroom 1

Master bedroom with UPVC double glazed sash style window to side. Moulded skirting boards. Carpet. Inset spot lights. Radiator with cover. Steps to en-suite.

### En-Suite

Fully tiled shower room. Shower cubicle with black mixer tap. Heated towel rail. Low level W.C. Vanity style sink unit with cupboard below and large mirror above. Inset spot lights.



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