

GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 450 sq.ft. (41.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	73
(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
£200,000
Share of Freehold
Netley Cliff, Netley Abbey, SO31 5JZ

Warsash Office: 01489 581 452
Bursledon Office: 02380 408 200



Netley Cliff, Victoria Road, SO31 5JZ

1 Beds - 1 Bath

Welcome to this well-presented apartment located on the first floor, with stunning communal gardens overlooking Southampton Water. Offered with a share of freehold.

FEATURES

- One bedroom, first floor apartment
- Open plan living / dining room
- Ample fitted storage
- Under floor heating
- One allocated parking space plus visitor bays
- Communal storage and bike racking
- Located in the heart of Netley village with shops and public transport on your doorstep!
- Vendors suited with no chain onward purchase



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This attractive apartment could offer a lovely straight forward move! The location here is truly special; looking out to gloriously manicured gardens surrounded by trees, where various seating options will allow you to sit and take in the beautiful scenery and views over Southampton Water.

The modern bathroom is fitted with a panel bath with shower above. The kitchen has a selection of wall and base units with plenty of worksurfaces, and the open plan living/dining room is a spacious area with an outlook over the communal gardens and with a partial view of the water. Outside, theres an allocated parking space to the front with visitor bays, along with access to communal storage and bike racking.

The local area has so much to offer, including the historic Victoria Country Park -just moments from the front door. Local shops, pub, library, sailing club and more. All within a short walk, making for a wonderfully convenient location and its less than a mile to Netley train station when looking to head further afield. Vendors suited with no chain onward purchase.



Communal Entrance

Communal entrance and stairway leads to the flat on the first floor. Access to communal storage cupboard. One allocated parking space and several visitor bays.

Entrance Hall (6' 6" x 4' 1") or (1.98m x 1.25m)

Wooden door with brass fittings. Laminate flooring. Under floor heating. Doorways leading off to all rooms. Airing cupboard housing the water tank.

Lounge / Dining Room (11' 11" x 15' 9") or (3.63m x 4.79m)

Wooden door with brushed chrome fittings. Double glazed sliding doors to side, with plantation shutters. Laminate flooring. Under floor heating. Deep moulded skirting boards. Outlook over communal garden with partial water views.

Kitchen (8' 2" x 8' 10") or (2.50m x 2.69m)

Wooden door with brushed chrome fittings. Double glazed window to side. Laminate flooring. Under floor heating. Base and wall units. Ample work surfaces. Integrated electric oven and four point halogen hob with extractor hood above. Space and plumbing for fridge freezer and washing machine. Integrated dryer. Decorative wood cladding. Extractor fan.



Bedroom One (11' 5" x 11' 4") or (3.49m x 3.46m)

Wooden door with brushed chrome fittings. Double glazed window to rear, with plantation shutters. Laminate flooring. Under floor heating. Deep moulded skirting boards. Inset spots. Three sets of double fitted wardrobes.

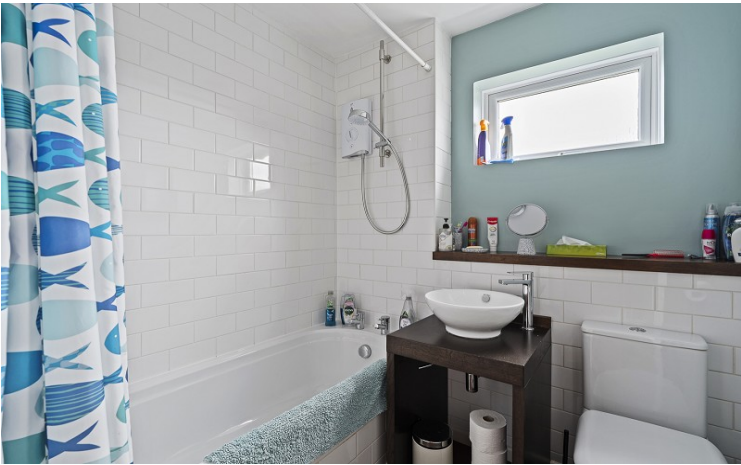
Bathroom (5' 5" x 6' 3") or (1.65m x 1.90m)

Wooden door with brushed chrome fittings. Double glazed, opaque window to rear. Tiled floor. White panel bath with chrome taps and electric shower above. Tiled surrounds. Circular hand wash basin with chrome mixer tap. Low level WC with cistern. Chrome ladder style heated towel rail. Extractor fan.

Other

Eastleigh Borough Council Tax Band B £1704.14 2024/25 charges.

Service charge approx. £130 per month.
No ground rent.
987 years remaining on the lease.



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