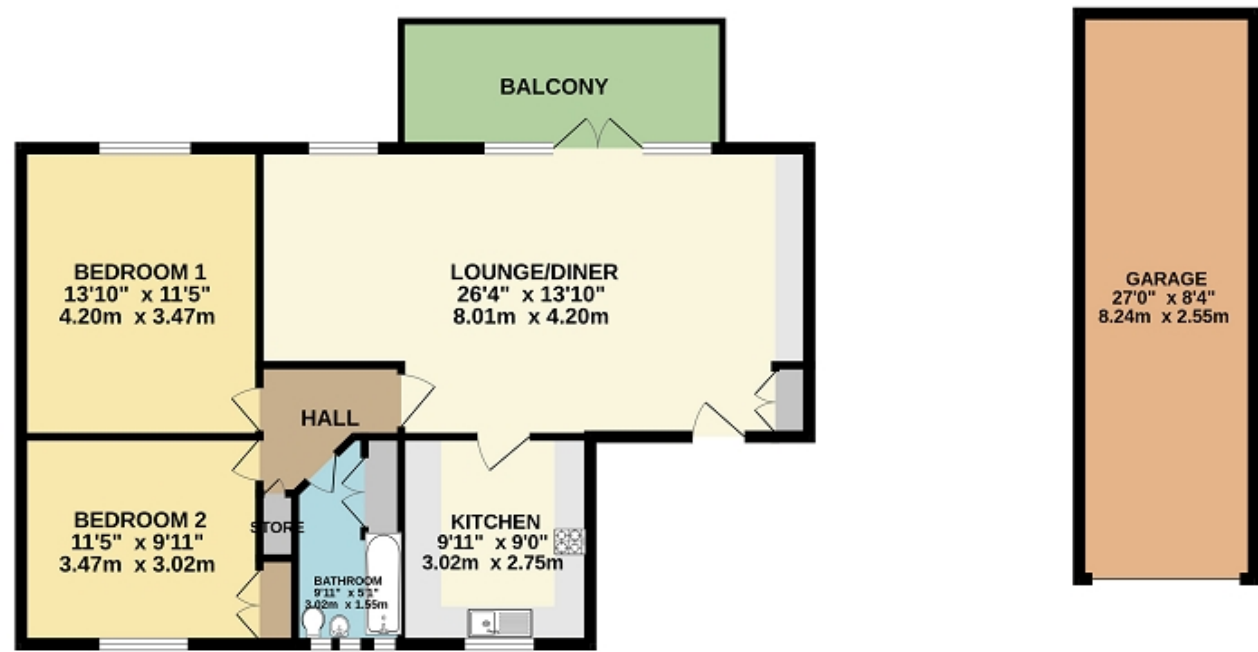


GROUND FLOOR
1016 sq.ft. (94.3 sq.m.) approx.



TOTAL FLOOR AREA : 1016 sq.ft. (94.3 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.
Made with Metropix ©2025



ASKING PRICE
£325,000
Share of Freehold
Admirals Court, Hamble, SO31 4LT

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



Admirals Court, Hamble, SO31 4LT

2 Beds - 1 Bath

Brambles are delighted to present this two bedroom, first floor apartment located in a sought after area of Hamble, just a stones throw from the village and foreshore.

FEATURES

- Immaculately presented apartment with two double bedrooms
- Spacious, open plan living area with balcony
- Modern kitchen with integral appliances
- Heating and cooling system plus under floor heating throughout
- Secure entry intercom
- Well maintained communal gardens and residents parking
- Highly sought after location in Hamble close to amenities & transport links
- Walking distance to foreshore, village and yacht clubs



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(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.

BRAMBLES ESTATE AGENTS
5 Brook Lane, Warsash
Southampton, Hampshire
SO31 9FH

MAYFAIR OFFICE
15 Thayer Street
London
W1U 3JT

BRAMBLES ESTATE AGENTS
Portsmouth Road, Lowford
Bursledon, Hampshire
SO31 8EQ

Email: enquiries@brambles-estateagents.com

brambles-estateagents.com

Bursledon | Warsash | Mayfair



This charming apartment is nestled in a quiet area of Hamble Village just a short walk to the foreshore and the village, with an abundance of amenities, shops, pubs and eateries. Hamble is known for its picturesque setting, historic buildings, and vibrant sailing community, its a charming village popular for its marinas and proximity to the coast. There are excellent public transport services connecting Hamble to nearby villages of Warsash, Bursledon and Locks Heath, as well as being ideally situated within easy reach of the A27 and M27 motorway, linking Hamble to the neighbouring cities of Portsmouth and Southampton.

This attractive apartment has been meticulously maintained by the current owners, with thoughtful modernisations made to the kitchen and bathroom. The accommodation is wonderfully bright and spacious and benefits from a heating and cooling system plus underfloor heating throughout. The generous living / dining room boasts a balcony overlooking the well maintained, peaceful communal gardens. There is plenty of residents parking available, plus you benefit from a tandem garage ensuring you have plenty of storage space.

A fantastic apartment in a peaceful, idyllic setting - we dont anticipate this property to be on the market for very long. Pease call Bramble Estate Agents today to arrange a viewing.



Communal Entrance

Unallocated parking. Communal entrance. Secure entry intercom. Letterboxes. Carpeted staircase leading to apartment on first floor. Wooden tongue and groove front door.

Living/Dining Room (13' 10" x 26' 3") or (4.21m x 8.01m)

Double glazed window to rear, over looking communal garden. Double glazed French door with additional glazing either side, leads out to balcony. Under floor heating. Carpet. Skirting boards. Space for dining table and chairs. Heating and cooling system. Storage cupboard with hanging space. Range of fitted cabinetry and display shelves. Doorways leading to kitchen and hallway.

Balcony (6' 1" x 15' 4") or (1.85m x 4.68m)

Iron railings. Tiled floor. Heat pump. Outlook over communal garden.

Kitchen (9' 11" x 9' 0") or (3.02m x 2.75m)

Wooden tongue and groove door with brushed chrome fittings. Double glazed window to front. Under floor heating. Tiled floor. Full range of matching wall and base units. Wooden work surfaces with risers. Tiled splash backs. Integrated dishwasher and fridge freezer. Integrated electric oven, microwave and four point induction hob. Access to RCD breaker switches.

Hallway (6' 2" x 6' 9") or (1.87m x 2.07m)

Wooden tongue and groove door with brushed chrome fittings. Under floor heating. Carpet. Skirting boards. Built in storage cupboard. Doorways leading off to all rooms.



Bedroom One (13' 9" x 10' 9") or (4.20m x 3.27m)

Wooden tongue and groove door with brushed chrome fittings. Double glazed window to rear. Carpet. Skirting boards.

Bathroom (9' 11" x 5' 1") or (3.02m x 1.55m)

Wooden tongue and groove door with brushed chrome fittings. Three double glazed, opaque windows to front. Under floor heating. Tiled floor. Skirting boards. Panel bath with glass shower screen and chrome rainfall effect shower above. Low level WC with concealed cistern. White hand wash basin with chrome mixer taps and a range of vanity units below. Built in storage cupboard housing the water tank and with space and plumbing for washing machine. Ladder style heated towel rail.

Bedroom Two (9' 11" x 11' 5") or (3.02m x 3.47m)

Wooden tongue and groove door with brushed chrome fittings. Double glazed window to front. Carpet. Skirting boards. Built in wardrobe with shelving and hanging space.

Tandem Garage (27' 0" x 8' 4") or (8.24m x 2.55m)

Tandem garage en bloc. Up and over door. Power and lighting.

Other

1/16th share of freehold.
Service charge £185 per month including contribution to



reserve fund.
951 years remaining on lease.
Eastleigh Borough Council Tax Band D £2165.22 2024/25 charges.
Vendors position: Need to find



Brambles Estate Agents Ltd have not checked the suitability, specifications or working conditions of any services, appliances or equipment. The enforceability and validity of any guarantee cannot be confirmed by the Agent even though documents may exist. It should not be assumed that any fittings or furnishings photographed are included in the sale unless specified; nor that the property remains as shown in the photograph.