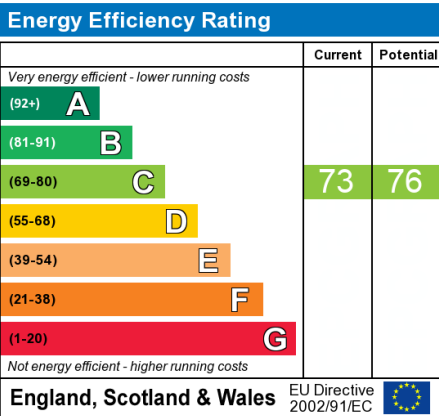




TOTAL FLOOR AREA - 613 sq.ft. (57.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is 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 MassQIM 02025



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.



GUIDE PRICE  
**£210,000**  
Leasehold  
**Victoria Road, Netley Abbey, SO31 5DQ**  
Warsash Office: 01489 581 452  
Bursledon Office: 02380 408 200



**Victoria Road, Netley Abbey, SO31 5DQ**  
**1 Beds - 1 Baths**

Welcome to Victoria Road, this truly special and unique ground floor maisonette in the heart of Netley Abbey is a must see to appreciate the detailed finishes throughout.

**FEATURES**

- Air source heat pump and under floor heating
- Converted in 2015 but further improved by the current owners
- High end stylish finishes throughout
- Private enclosed garden to the rear
- Wow factor open plan living and kitchen
- Bespoke fitted kitchen with Herringbone tiled splashback and integrated appliances



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Bursledon | Warsash | Mayfair



Upon arrival, the private front door opens into a welcoming hallway, setting the tone for the stylish interiors throughout.

Stepping inside, you're greeted by a stunning open-plan living and kitchen space with oak flooring and access to a large storage cupboard. The living area is bathed in natural light from a classic sash window, beautifully framed with plantation shutters that add both charm and privacy. Underfoot, the entire space benefits from under floor heating, powered by an efficient air source heat pump, ensuring year-round comfort.

The kitchen is thoughtfully designed with sleek, integrated appliances and finished with a striking herringbone tiled splashback, a perfect blend of form and function. A step up leads to the inner hallway, where you'll find a convenient separate WC.

From here, access leads to the generous master bedroom, an impressive retreat featuring full-length built-in wardrobes and a luxurious four-piece en suite bathroom complete with a separate shower and bathtub.

French doors from the master open directly onto a private, enclosed garden a serene, decked space ideal for a morning coffee or quiet evening outdoors.



### Bedroom 1 (13' 4" x 9' 10") or (4.06m x 3.0m)

Featured panelled wall. Karndean flooring. Built in wardrobes across length of the room. Underfloor heating manifold controls along with ample storage and hanging spaces. French doors with double glazed inserts opening to garden at the rear. Deep skirting boards. Door to four piece en suite bathroom.

### Bathroom (9' 1" x 7' 6") or (2.78m x 2.28m)

High end four piece bathroom. Fully tiled flooring and walls. Panelled bath with central mixer tap with waterfall effect. Separate double width walk in shower with fitted rainfall effect overhead. Grand hand wash basin with chrome mixer tap set in modern vanity unit. Inset spot lights. Low level WC in concealed cistern.

### Garden

Newly laid composite decking. Fully enclosed private garden with raised sleepers. Air source heat pump unit.

### Other

Sellers position- Onward chain, need to find Eastleigh borough council, tax band B  
Lease details- 110 years remaining  
Ground rent- Approximately £95 per year  
No service charge



Originally converted in 2015 and further enhanced by the current owners, this beautifully presented ground floor maisonette effortlessly blends modern living with charming character features.

Situated in the heart of the charming village of Netley Abbey, this beautiful property benefits from being in close proximity to many local amenities including the local shops, Royal Victoria Country Park, the shorefront and Netley Abbey train station. Its position also offers fantastic commuter links via the train station, and has easy access to the M27, M3 and Southampton Airport.

### Hallway

Mosaic tiled flooring. Cupboard housing fusebox. Glazed window to side onto living area. Oak door with glazed insert into open plan kitchen living room.

### Kitchen/Living/Dining Room (27' 0" x 14' 6") or (8.22m x 4.41m)

Oak flooring. Impressive open plan space with double doors opening to large storage cupboard, also with plumbing for washing machine. Double glazed sash window to front with plantation shutters. Stylish black track down light fittings. Deep skirting boards. Feature wood burner with mantelpiece. Bespoke fitted kitchen with ample work surfaces. Recently fitted Herringbone tiled splashback. Integrated appliances including; Extractor fan, four point induction hob, electric eye level oven and grill, dishwasher, new ceramic sink with mixer tap and fridge freezer. Under cabinet lighting. Step up to inner hallway with continuation of oak flooring and doors opening to WC and master bedroom.

### W.C (4' 10" x 2' 7") or (1.48m x 0.80m)

Featured panelled walls. Low level WC in concealed cistern. Extractor fan. Mini hand wash basin with mixer tap set in modern vanity unit. Tiled splashback. Inset spot lights.



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