



Flat 18 Marina View, 17 Abbey Hill, Netley Abbey, Southampton SO31 5FB

welcome to

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Look no further, Fox & Son's now have this unique sea view second-floor penthouse duplex apartment available, easily reachable from Southampton centre. The apartment itself is located in a sought-after location within Netley Abbey. In our opinion the property is in superb condition through-out and benefits from; entrance lobby, separate hallway, two double bedrooms (or one large bedroom with separate dining room), kitchen, lounge, fully appointed bathroom with full-size bath & separate shower cubicle, Velux & double-glazed windows, built-in wardrobes, communal gardens with pretty pond, balcony with a Solent sea view accessed by two full-length patio door/windows from the lounge or dining room/bedroom two; surrounded by Westwood Woodland Park, 150 acre public nature reserve.



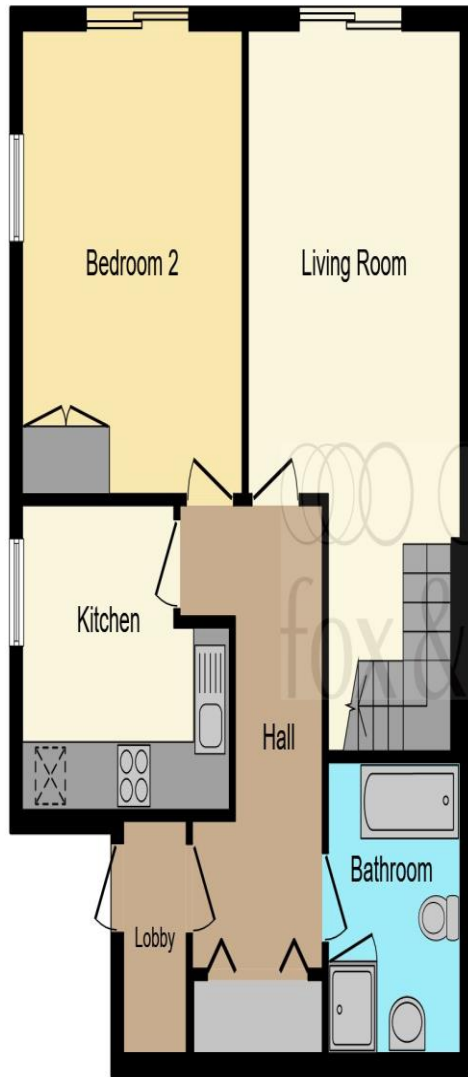
A short walk away is an active Netley Village with train station, shops, hairdressers, restaurants, Post Office, Village Hall and at the far end, 200 acre Royal Victoria Country Park alongside the Solent, with its café, restaurant and other attractions. A step across the road from Marina View is Weston Sailing Club and Weston Shore Beach, with Netley Abbey park nearby.

The picturesque village of Hamble is but a fifteen-minute drive away with more sailing and riverside amenities, as is a major 24/6.5 supermarket, 10 mins drive away. The New Forest is also within easy reach via Southampton.

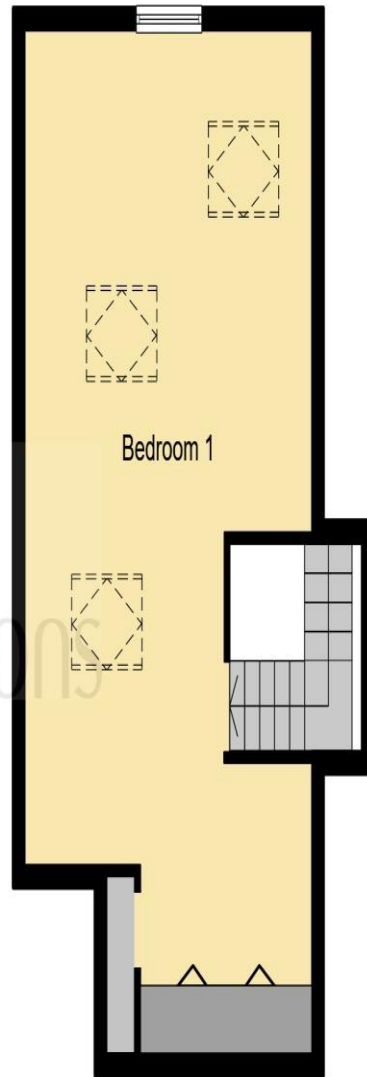
Highly recommend an internal viewing of the property!

Call us now on - 02380446724.





Ground Floor



First Floor

Total floor area 106.2 sq.m. (1,143 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Entrance Hall

Lounge

20' 11" x 11' 8" (6.38m x 3.56m)

Kitchen

10' 3" x 12' 2" (3.12m x 3.71m)

Bedroom 1

20' 9" x 15' 10" (6.32m x 4.83m)

Bedroom 2

13' 6" x 12' 2" (4.11m x 3.71m)

Bathroom

8' 6" x 7' 3" (2.59m x 2.21m)

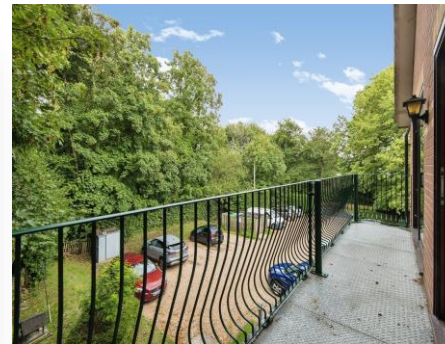
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- Top Floor Duplex Apartment - Double-glazed throughout
- Balcony with Solent Sea View
- Communal Gardens With Pretty Pond
- Bathroom With Bath And Separate Shower Cubicle
- Built-in Wardrobes, Kitchen Appliances
- Allocated Parking Space Plus Visitor Parking
- Velux Windows
- NO CHAIN!!

Tenure: Leasehold EPC Rating: Awaited

£312,450



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/BIT111082

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
BIT111082 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



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