



## The Round House

Northney Marina, Hampshire, PO11 0FR

Offers In Excess Of

**£425,000**

Beautifully presented 2 bedroom first floor apartment with 2 allocated parking spaces, situated in the iconic Round House building at Northney Marina, Hayling Island. Rarely available, this apartment would be an ideal acquisition for anyone looking for modern and contemporary living by the sea, or if you are a sailing enthusiast, this is the property for you!



# Property Features

- Two Double Bedrooms
- Beautifully Presented
- Two Bathrooms
- Two Allocated Parking Spaces
- Separate Lockable Store
- Stunning Northney Marina Location
- Gas Central Heating
- Separate Large Storage Cupboards
- Immaculate Communal Areas

## OVERVIEW

This two bedroom luxurious first floor apartment is situated in the iconic Round House building at Northney Marina, Hayling Island. The building was converted 3 years ago into 21 contemporary, individual apartments which have high quality interior specification. The communal areas are presented and maintained to a very high standard.

Northney Marina is situated on the north shore of Hayling Island within Chichester Harbour, one of the largest natural harbour in Europe. Being situated so close to the mainland, Northney marina offers the perfect balance of waterside living and easy access to the A27, M27 and train services from Havant. The peace and tranquillity of this gated marina is further complimented by having direct access to the water for any paddleboarding or kayaking enthusiasts.

Nearby you can enjoy local foods at the Salt Shack Café, dine in the award-winning brasserie at the Langstone Hotel or enjoy a light lunch at Northney Farm tea rooms. On the Southern coast of the Island you will find Hayling Island seafront which offers impressive views across the Solent and to the Isle of Wight.

## ROOM MEASUREMENTS

Kitchen/Living Room - 8.73m x 6.93m (28' 7" x 22' 8")

Storage - 1.78m x 1.36m (5' 10" x 4' 5")

Storage 2 - 2.38m x 1.64m (7' 9" x 5' 4")

Bedroom One - 5.69m x 3.28m (18' 8" x 10' 9")

Ensuite - 2.35m x 1.74m (7' 8" x 5' 8")

Bedroom Two - 4.70m x 3.57m (15' 5" x 11' 8")

Bathroom - 2.31m x 2.42m (7' 6" x 7' 11")

Separate Storage Room - 2.54m x 3.27m (8' 3" x 10' 8")

## PROPERTY DESCRIPTION

This first floor apartment has a modern, contemporary feel throughout and is complimented by engineered oak flooring to the living areas and neutral decor and carpets to the bedrooms. It is one of the largest apartments in the complex, with spacious rooms filled with natural light from the large windows, so needs to be viewed to appreciate all it has to offer.

From the front door you enter the kitchen/living room, a beautiful, bright space, flooded with natural light. The kitchen is fitted with white gloss wall and floor units with light worktop and inset sink. There are integrated appliances to include induction hob, double oven, dishwasher, washer/dryer and fridge/freezer.





In the living area there is plenty of space for a dining table and chairs as well as a large L shaped sofa, TV and other furniture items.

One of the many benefits of this apartment is the storage space; there are 2 large walk-in cupboards situated off the living area, one of which houses the gas central heating boiler and the other a large built in wardrobe cupboard.

The main bedroom is a lovely size double room with it's own ensuite shower room. The ensuite is fully tiled with white subway tiling to the walls and co-ordinated white tiles to the floor. There is a large shower cubicle with thermostatic shower fitted and the wash hand basin and WC are fitted into a white gloss vanity unit.

The second double bedroom has 2 built in wardrobes for all your storage needs.

The main bathroom is fully tiled to match the ensuite, fitted with bath with shower over, sink and WC built into the white gloss vanity unit.

Along the landing from the apartment there is a useful lockable store.

Outside there are 2 allocated parking spaces, plus visitor parking.



## MATERIAL INFORMATION

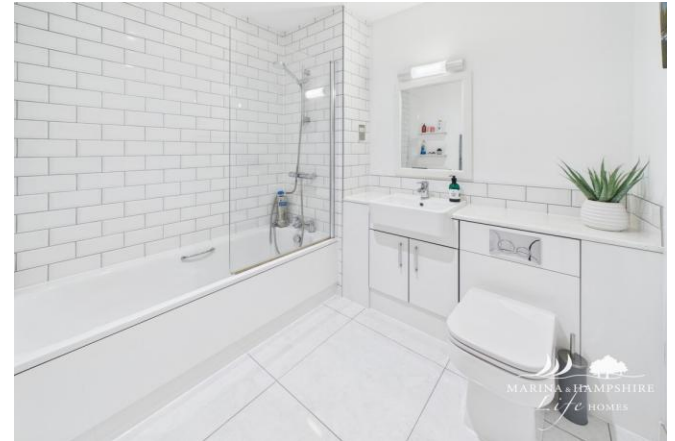
- Price (£) - £425,000
- Tenure - Leasehold
- Length of lease (years remaining) – 193 years
- Annual ground rent amount (£) 120
- Ground rent review period (year/month) -
- Annual service charge amount (£) 3,132
- Service charge review period (year/month) -
- Council tax band (England, Wales and Scotland) - Band C
- 100% of the ownership of the apartment being sold
- Mains Water Supply
- Gas Central Heating and Mains Electricity
- Broadband - Fibre available
- Parking- Two Allocated Parking Spaces
- Construction- Brick and Block Construction
- Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
- Restrictions- Subject To Lease and Covenants
- Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)
- Accessibility - First Floor Apartment, no lift available

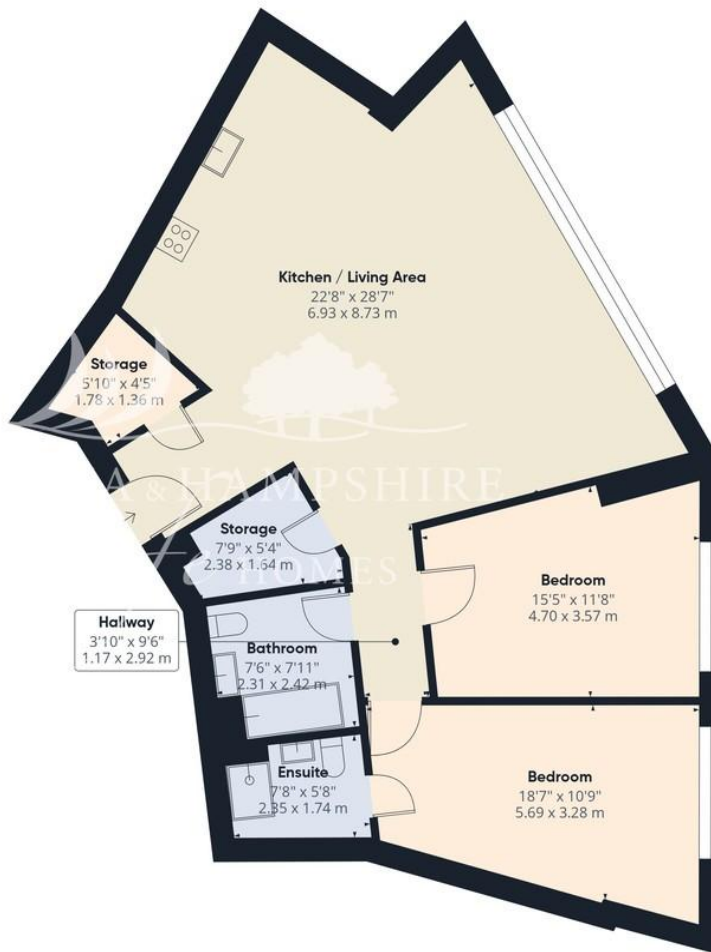
## VIEWING BY APPOINTMENT THROUGH MARINA AND HAMPSHIRE LIFE HOMES ONLY

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.









Approximate total area<sup>(1)</sup>  
1170 ft<sup>2</sup>  
108.7 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements