



BROOK
INDEPENDENT
ESTATE AGENTS

Phase II, Funtley Court, 19 Funtley Hill, PO16 7UY

A contemporary conversion with super high-quality finish offering spacious luxury accommodation, allocated parking for two cars & access to residential community greenspace. The perfect urban/rural lifestyle living environment

- High specification natural fixtures and fittings throughout
- Impressive open plan kitchen living space with the most amazing fenestration for the ultimate light rays and view of the trees and skyline
- Bedaway hydraulic double bed intelligent space creating system revolutionizing interior rooms
- Crafted brick slip feature walls
- Smart secondary double glazing throughout
- Marla Custom Made Window Blinds
- Quality oak wood flooring
- Retro cast iron effect column radiators & brushed chrome fittings
- Luxury slab tiled bathroom suite
- 100mbps internet included
- Combi electric heating system
- Personal 7" Video secure entry system with app linked to phone for allowing remote access
- Vibrant community outdoor areas
- Rolec Superfast charging points with booking slot app
- Two allocated parking spaces
- Secluded covered bike store
- Convenient commuter friendly spot yet a short stroll from the pretty Funtley village



Le Feu iconic Danish contemporary bio fireplaces installed as standard. The environmental design uses bio-ethanol, an organic waste residue.

Le Feu fire domes provide a bold statement to each apartment. A living flame is created using naturally resourced bio-ethanol. This futuristic solid steel focal point sits well against the brick slip hand crafted feature walls and rotate to suit. An environmentally friendly alternative to a wood burner providing lasting warmth and ambiance complementing the quality finish of these architect designed apartments.





FUNTLEY COURT

Our client has set new standards with their unique perspective, having cleverly redefined and crafted a charming old school complex into a sophisticated display of contemporary architecture with a twist. Offering exclusive generously proportioned accommodation and completed with cutting edge quality fittings, appliances and technology. These impressive apartments have carefully designed living space that creates an optimum inclusive environment eliminating barriers. The inspired use of the highest specification materials and beautiful period windows which are subtly dual glazed allow natural rays to flood in. This is high quality conceptualised living at its very finest and totally unrivalled in the area.

Leasehold – 999 year lease from 2023

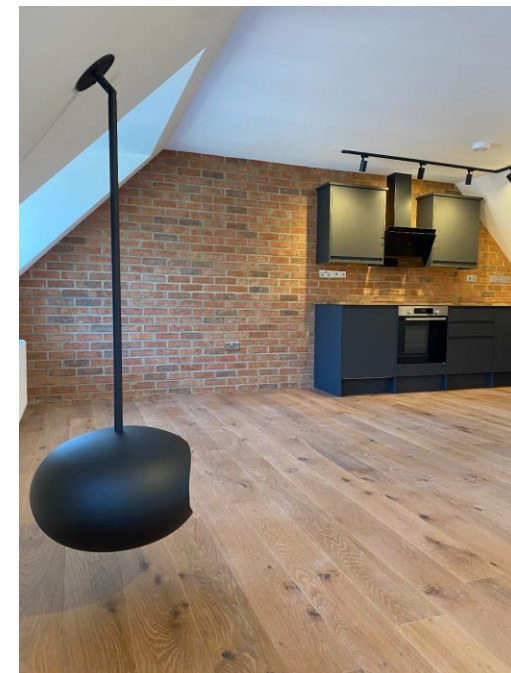
Maintenance /service charge - £1175.00 payable every six months.(equating to £2350 per annum, including superfast broadband internet 100 mbps)

Ground Rent – Peppercorn

Funtley

Super convenient for access to main commuter routes: Junction 10 of the M27, A27, Fareham town, Whiteley, Segensworth and Kitescroft

Funtley village has a shop and lovely country pub, Village Club plus footpaths and bike trails through the Meon countryside and Welbourne.



Kitchen Specification

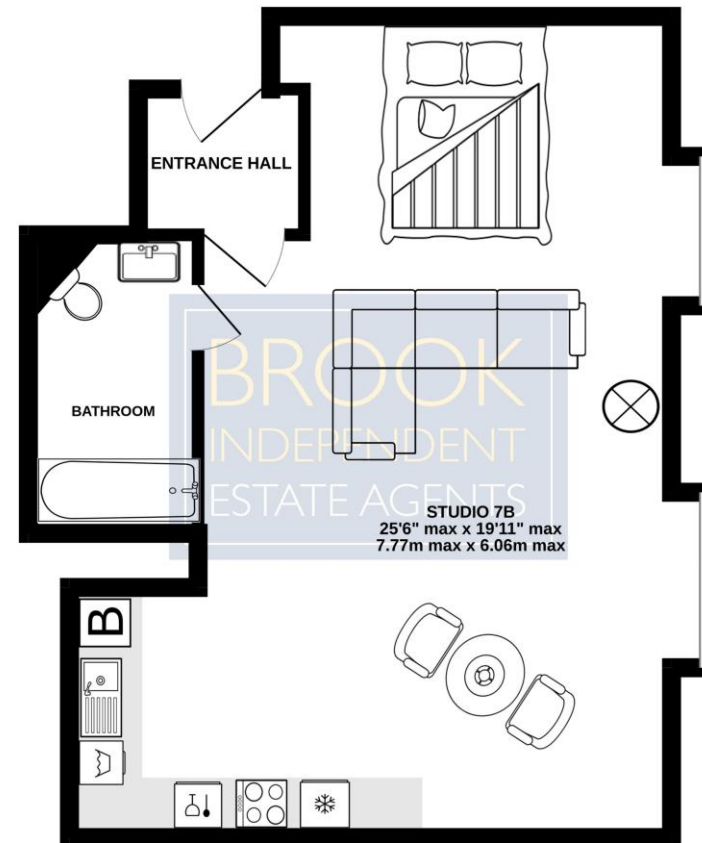
- Matt grey 'Greenwich charcoal' close fit kitchen units
- Solid wood worktops
- Brick slip feature splashback
- BOSCH/AEG* brush chrome oven & four ring hob
- Integral AEG* fridge
- Matt grey sink units
- Integral AEG* slimline dishwasher
- Condensing integral washer dryers
- LED industrial style track lighting in matt black

Living Spaces

- Solid oak flooring
- Feature brick slip wall
- Brushed chrome fittings
- Spotighting
- Security entry screen
- Dual glazed windows with fitted custom blinds as standard
- Focal Le Feu contemporary dome fireplaces offering environmentally friendly alternative to woodburners
- Broadband

**or brand equivalent*

2ND FLOOR



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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