



 2  
Bedrooms

 1  
Bathroom



This property represents an outstanding opportunity whether you're a first-time buyer looking to enter the property market or an investor seeking a strong rental yield in a prime waterfront location. The modernisation potential allows you to add value while enjoying one of the most spectacular views in Southampton.

Welcome to Spitfire Court! This second-floor apartment offers tremendous potential in this popular waterfront locations. With views across Southampton Water, the Itchen Bridge, and Ocean Village, this two-bedroom property presents an excellent opportunity to create your dream home or secure a strong rental investment. The flat is in need of modernisation, providing you with a blank canvas to make give property your own style.

The apartment is accessed through a communal entrance with stairwell leading to your private front door. Upon entry, you're welcomed by a hallway complemented by an electric heating system and secure entry system. A generous airing cupboard houses the hot water cylinder, providing excellent storage space.

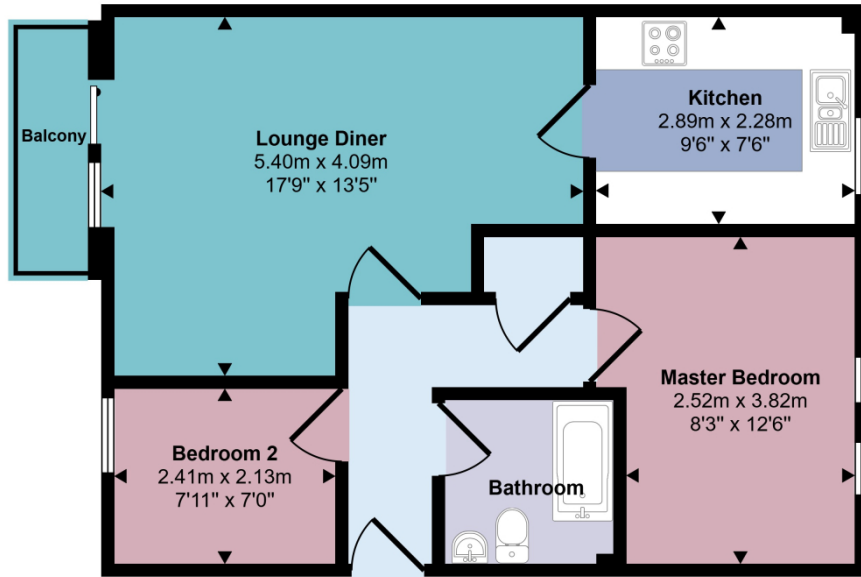
The reception room is exceptionally spacious, combining living and dining areas with patio doors that open onto a private balcony. This balcony is truly the jewel of the property, offering spectacular panoramic views over Southampton Water, Itchen Bridge, and the vibrant Ocean Village marina. The kitchen flows seamlessly from the living area with its open-plan design, featuring comprehensive wall and base units with integrated worktops and drainer.

The master bedroom is a comfortable double room with dual aspect windows overlooking the car park area, while the second bedroom offers a cozy single room with pleasant courtyard views. The bathroom is fitted with a white three-piece suite featuring a panel bath with overhead shower, pedestal basin, and WC.

Situated in the desirable riverside suburb of Woolston, this property offers the perfect blend of waterfront living with excellent connectivity:

- **Transport Links:** Minutes from Bitterne railway station with direct access to Southampton city centre
- **Road Access:** Convenient access to major motorways (M27/M3/A3) for commuting
- **Airport:** Southampton Airport just 20 minutes away
- **Lifestyle:** Enjoy riverside walks, local amenities, and the vibrant community atmosphere

Approx Gross Internal Area  
52 sq m / 565 sq ft



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | 59                      | 60        |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| <b>England, Scotland &amp; Wales</b>        |          | EU Directive 2002/91/EC |           |

Address: Spitfire Court

