



Newitt Place, Bassett Avenue, SO16 7FA
Southampton

£280,000

Property Type: Flat

Bedrooms: 2 | Bathrooms: 2 | Receptions: 1

Hamwic Independent Estate Agents are delighted to offer for sale this spacious and beautifully positioned two bedroom first floor apartment, occupying a prime front-facing position within the exclusive Newitt Place development in prestigious Bassett. Benefits include a private pillared balcony, generous lounge-dining room, modern kitchen, two excellent double bedrooms, en-suite and dressing room to the principal bedroom, Jack & Jill main bathroom arrangement, allocated parking and attractive communal grounds. A rare opportunity in a highly sought-after residential setting.

- Exclusive Newitt Place Development In Prestigious Bassett
- Attractive Front-Facing First Floor Position
- Private Pillared Balcony Terrace
- Spacious Lounge / Dining Room
- Two Generous Double Bedrooms
- Principal Bedroom With Dressing Room & En-Suite
- Jack & Jill Bathroom Arrangement To Bedroom Two
- Modern Fitted Kitchen With Integrated Appliances
- Allocated Off Road Parking
- Well Maintained Communal Grounds

Hamwic Independent Estate Agents are delighted to offer for sale this impressive and beautifully positioned two bedroom first floor apartment, enviably located within the exclusive and highly sought-after Newitt Place development in the leafy and prestigious Bassett area of Southampton.

Lease / Charges Information

Lease Remaining: Approx. 976 Years

Remaining

Service Charge: £181.94 Per Month

Ground Rent: £311.54 Per Annum





Occupying a particularly attractive front-facing position within the development, this apartment enjoys the original characterful appearance associated with Newitt Place and benefits from a private pillared balcony to the front elevation, creating a standout feature and an elegant first impression. Internally, the property offers generous and well-balanced accommodation throughout, ideally suited to a range of buyers including downsizers, professionals, hospital or university-based purchasers, and those seeking a spacious apartment in a prime residential setting.

The apartment is entered via a welcoming and spacious reception hall, which immediately sets the tone for the accommodation on offer. This area provides a practical and impressive entrance space, with built-in storage cupboards housing utilities including the hot water tank, electric boiler and fuse board, together with doors leading to the principal rooms.

Positioned to the front of the apartment is the superb main living room, a particularly spacious and light-filled reception area that comfortably accommodates both lounge and dining furniture. This room enjoys an elevated front outlook and benefits from both a window and French doors opening onto the private balcony terrace, creating a wonderful sense of light and space while also providing an ideal spot for morning coffee or evening relaxation. The balcony itself is a real highlight of the apartment and adds to the property's attractive frontage and overall sense of quality.

The kitchen is fitted in a modern style with a range of base and wall mounted cabinetry complemented by contrasting work surfaces, offering both style and practicality. Integrated appliances include a fridge/freezer, dishwasher and washing machine, together with an electric hob and oven, making this a well-equipped and functional space for day-to-day use.

Both bedrooms are excellent size double rooms, a key feature often difficult to find in apartment living.

The principal bedroom is a particularly appealing suite-style room, benefitting from a dedicated dressing room area together with its own en-suite shower room, creating a practical and luxurious arrangement more commonly associated with larger homes. This space offers a strong sense of privacy and comfort.

Bedroom two is another well-proportioned double room and enjoys the added benefit of direct access to the main bathroom in a Jack & Jill style arrangement, with access also available from the entrance hall. This creates a versatile layout, perfect for guests, sharers, visiting family members or those wanting flexible use of the second bedroom as both a guest suite or home office space.

The main bathroom is well positioned and serves both the hallway and bedroom two, further enhancing the practicality of the apartment's layout.

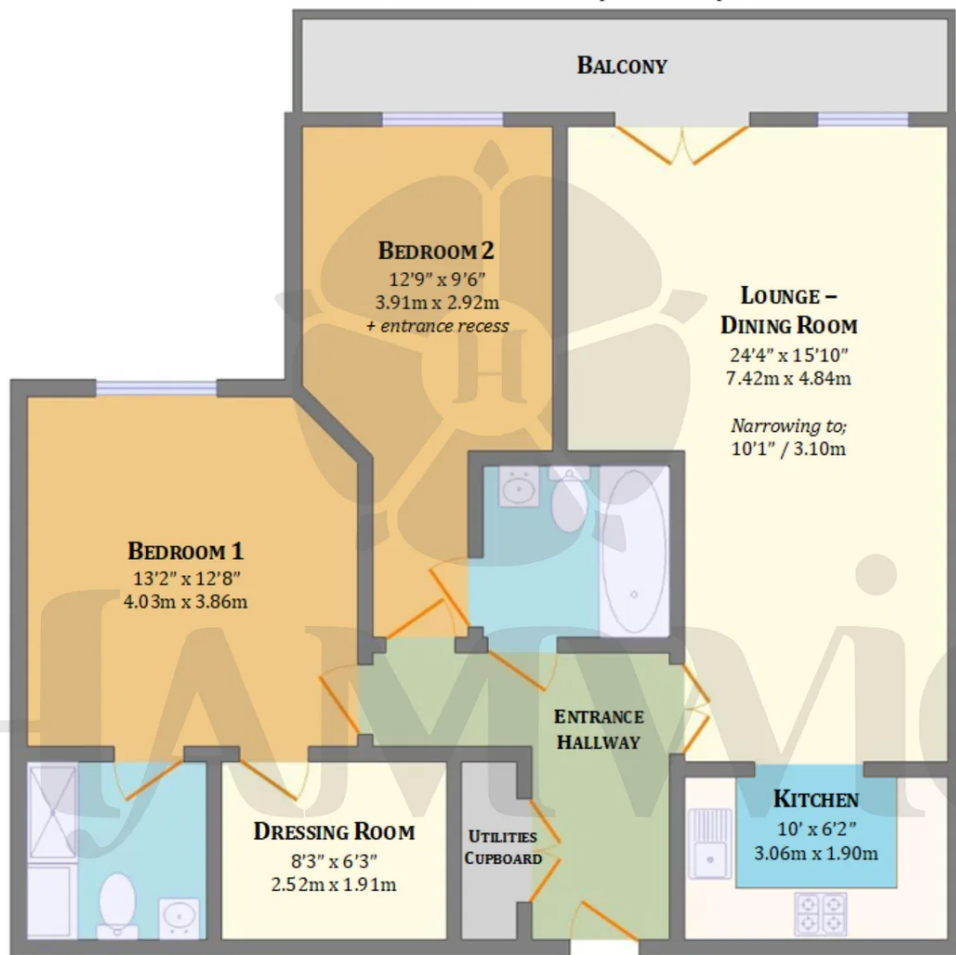
Further benefits include double glazed windows, gas central heating, allocated off road parking, and access to the well maintained communal grounds, which add to the overall appeal and sense of exclusivity within this attractive development.

Overall, this is a rare opportunity to acquire a spacious and characterful apartment in one of Southampton's most desirable residential locations, combining elegant presentation, practical layout and a premium Bassett setting.



Location - Newitt Place is an exclusive and highly regarded residential development, tucked away just off Bassett Avenue in one of Southampton's most desirable and leafy suburban settings

TOTAL APPROX FLOOR AREA - 91sq m. / 980 sq ft.



All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding. Hamwic Independent Estate Agents Ltd accepts no liability for errors or omissions.

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