



## Victoria Road

Netley Abbey, Southampton, SO31 5JZ

Offers In Excess Of £250,000



- STUNNING WATER VIEWS
- FIRST FLOOR APARTMENT
- VILLAGE LOCATION
- EARLY VIEWINGS ARE ADVISED
- REMAINDER OF 999 YEAR LEASE

- THREE BEDROOMS
- ALLOCATED & VISITOR PARKING
- WELL MAINTAINED COMMUNAL GARDENS
- VENDOR SUITED
- SHARE OF FREEHOLD

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Nestled in the charming area of Netley Abbey, Southampton, this delightful purpose-built apartment on Victoria Road offers a perfect blend of comfort and convenience. Spanning an impressive 775 square feet, the property features three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

From the hallway, you are welcomed into a spacious living room opening to a Juliette balcony with direct views of Southampton Water where cruise ships can often be seen. Also leading from the hallway are two double bedrooms both with uninterrupted water views, a further double bedroom to the front, a well appointed bathroom and Kitchen. The standout feature of this property is the water side location creating a tranquil retreat right at home.

With its proximity to local amenities and the picturesque surroundings of Netley Abbey including Royal Victoria Country Park and Netley sailing Club next door, this apartment is not just a residence but a lifestyle choice. Whether you are looking to invest or find your next home, this property presents an excellent opportunity. Do not miss the chance to experience the charm and comfort this apartment has to offer.

### Communal Entrance

Push button security intercom system, carpeted stairs to all floors.

### Hallway

Electric radiator, fitted carpet, door to Storage cupboard, door to:

### Living Room

15'8" x 13' (4.78m x 3.96m)

UPVC double glazed window to rear aspect, electric storage heater, fitted carpet, TV point, uPVC double glazed sliding patio doors to juliette balcony with stunning water views.

### Kitchen/Breakfast Room

10'8" x 8'10" (3.25m x 2.69m)

Fitted with a matching range of base and eye level units and drawers with worktop space over, matching breakfast bar, sink unit with single drainer and mixer tap, integrated fridge freezer, plumbing for washing machine and dishwasher, built-in oven, electric hob, grill, uPVC double glazed window to front aspect, vinyl flooring.

### Bedroom 1

11'10" x 11'2" (3.61m x 3.40m)

UPVC double glazed window to front aspect, fitted double wardrobe(s), electric radiator, fitted carpet.

### Bedroom 2

13'3" max x 8'10" (4.04m max x 2.69m)

UPVC double glazed window to rear aspect with water views, electric radiator, fitted carpet, door to Storage cupboard.

### Bedroom 3

8'11" x 8'4" (2.72m x 2.54m)

uPVC double glazed window to rear aspect with water views, electric radiator, vinyl flooring.

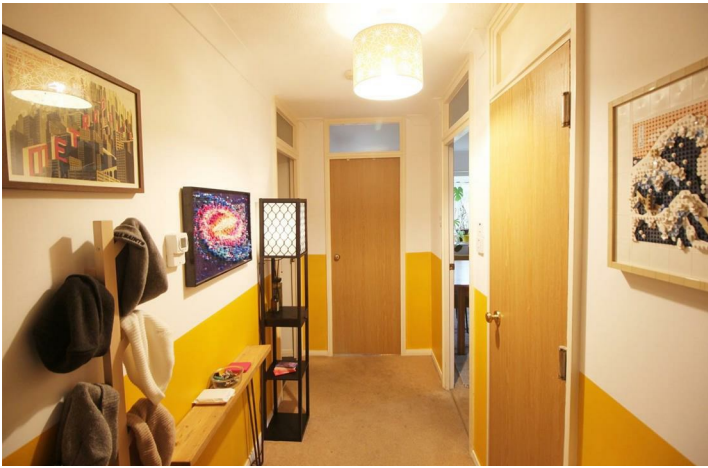
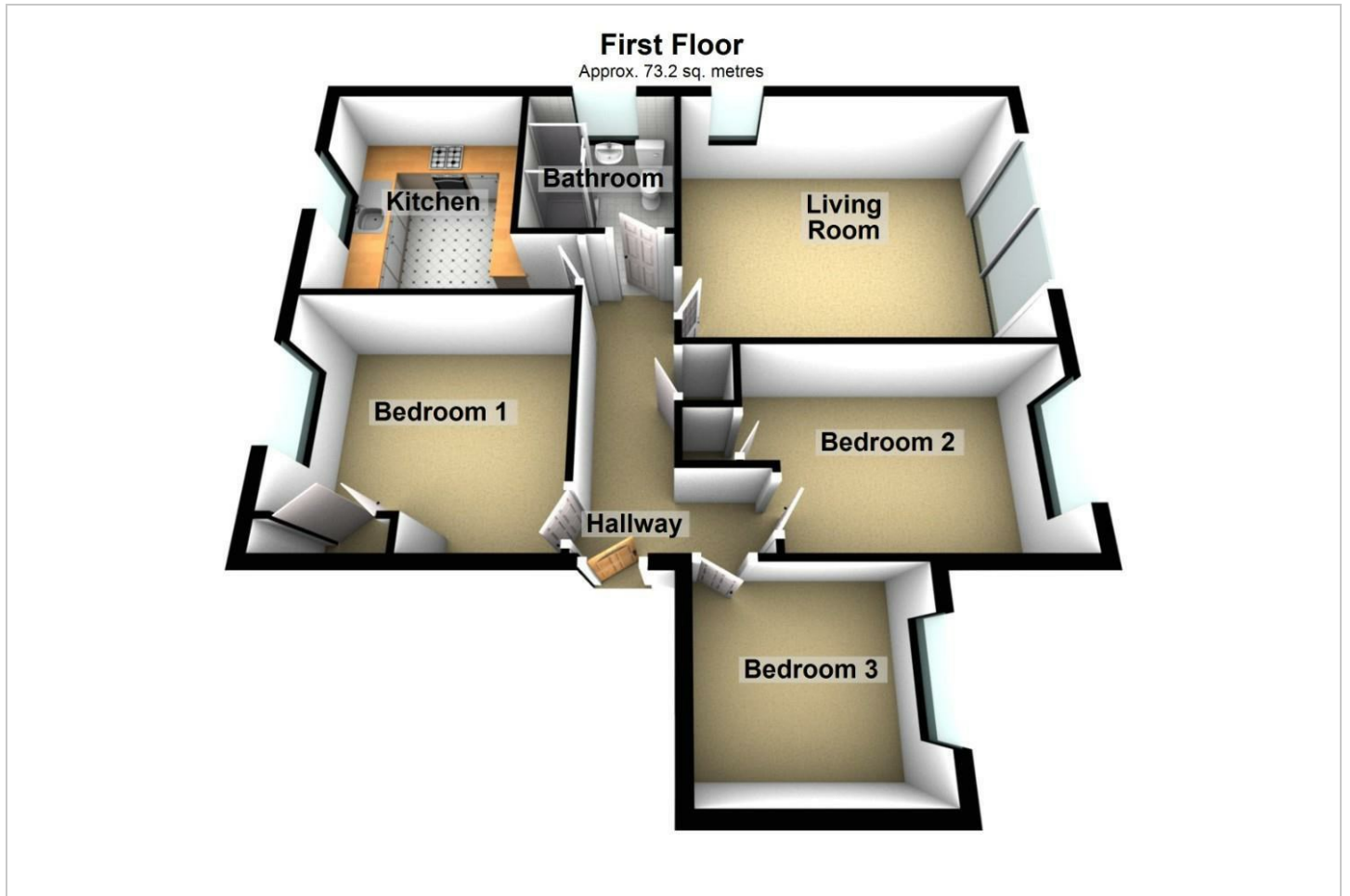
### Bathroom

Fitted with three piece suite comprising panelled bath with electric shower over and glass screen, pedestal wash hand basin, low-level WC, heated towel rail, uPVC double glazed window to side aspect, vinyl flooring.

### Communal Grounds

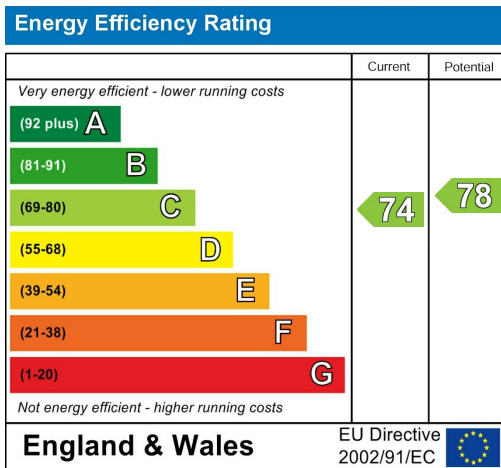
Allocated and visitor parking spaces, well maintained gardens with BBQ and seating areas overlooking Southampton water.

Floorplan





## Energy Efficiency Graph



## Viewing

Please contact our Hunters Netley Abbey Office on 023 8045 8054 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

17 Victoria Road, Netley Abbey, Southampton, SO31 5DG  
Tel: 023 8045 8054 Email: [netleyabbey@hunters.com](mailto:netleyabbey@hunters.com)  
<https://www.hunters.com>

