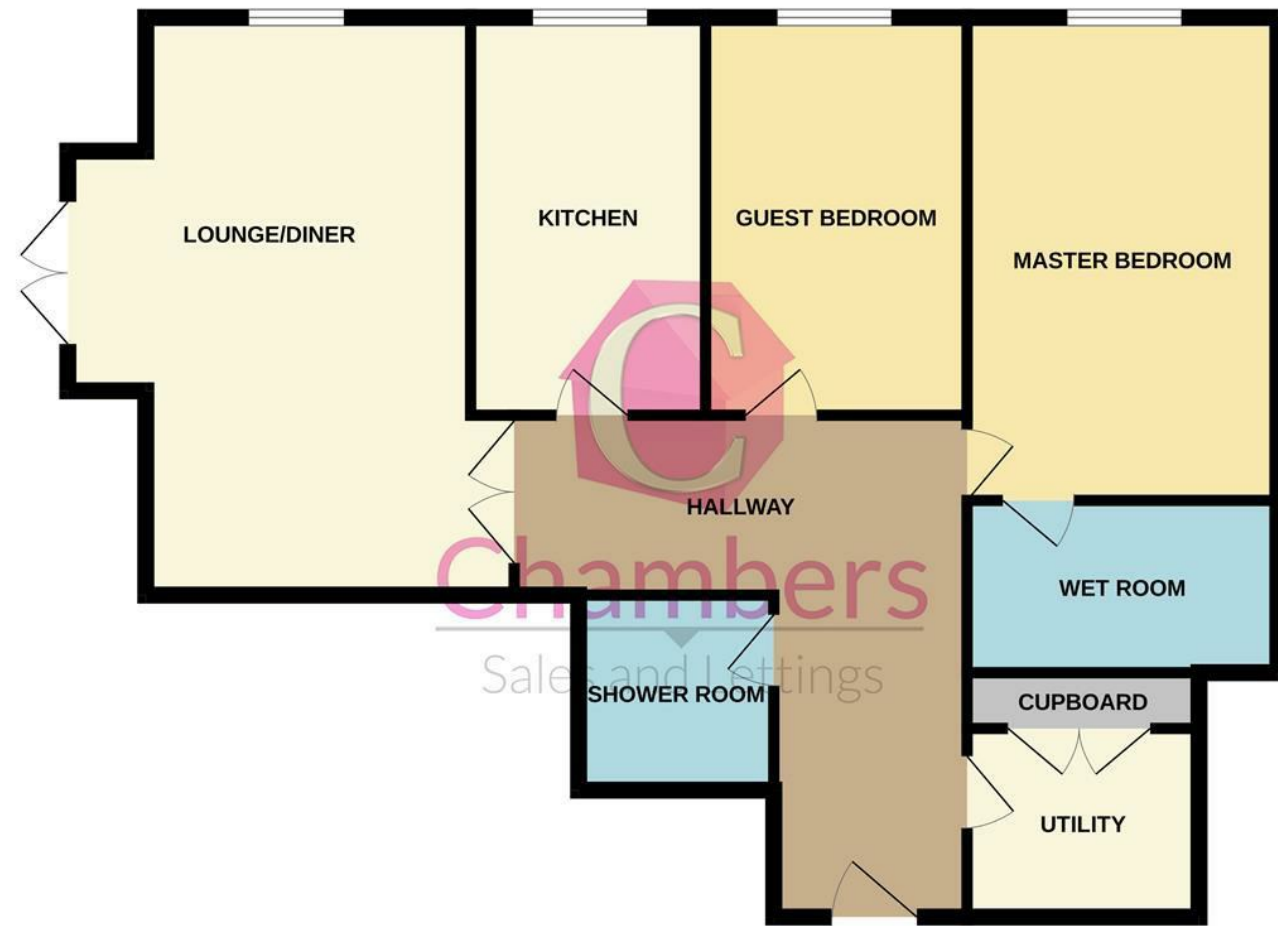


GROUND FLOOR



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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Contact

25 Stubbington Green
Fareham
Hampshire
PO14 2JY

E: hello@chambersagency.co.uk

T: 01329665700

<https://www.chambersstateagency.com/>



Flat 1, Hamblecliff House
Westfield Common
Hamble
Southampton
SO31 4HY



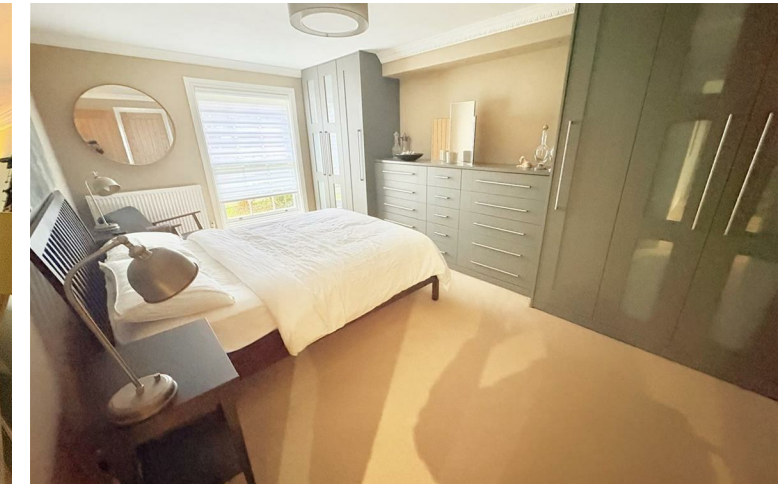
01329 665700
Stubbington

Bursledon

02380 010440

**Flat 1, Hamblecliff
House Westfield
Common
Hamble
Southampton
SO31 4HY**

£420,000
Freehold



This truly stunning ground floor apartment has been completely refurbished to an exceptionally high standard. Located a stones throw from the water and set in mature grounds with a tennis court and communal barbecue area. The apartment also benefits from its own patio making this an enviable place to live. Hamble Cliff House is a Grade II listed former Manor house that dates back to the 1800's and now consists of thirteen stunning waterfront apartments. The accommodation consists of a spacious entrance hallway, refitted kitchen with underfloor heating, lounge/diner with direct access to the gardens, 16ft master bedroom with fitted furniture and an ensuite wet room, there is also a guest bedroom and a refitted shower room. Storage comes in abundance with your very own utility and storage cupboard and a private store room located in a communal area of the building. Additional benefits include a share of the freehold, feature sash windows and high ceilings, gated entrance, allocated parking and no chain ahead. Please call Chambers on 01329 665700 or 02380010440 to arrange a viewing and avoid missing out!

Communal Entrance Hallway
Accessed via telephone entry security system.

Entrance Hallway
17'6" max 15'8" max (5.35 max 4.80 max)
A lovely spacious L-shaped hallway, laminate wood flooring, smooth skimmed ceiling with inset spotlights, radiator.

Lounge/Dining Room
20'2" x 15'5" (6.15 x 4.72)
UPVC double glazed French doors opening onto your own patio and views of the garden, Sash window to side elevation, smooth skimmed ceiling, space for dining table and chairs, radiator.

Refitted Kitchen
13'8" x 7'11" (4.18 x 2.43)
Sash window to side elevation, fitted with a modern range of high gloss wall and base units with Granite work surfaces and under unit lighting, inset sink with mixer tap, integrated appliances including a five burner gas hob, eye level oven and combination oven beneath, full height larder fridge, full height larder freezer, integrated dishwasher, porcelain flooring with under floor heating.

Master Bedroom
16'7" x 10'7" (5.08 x 3.25)
Sash window to side elevations, fitted range of furniture including two triple wardrobes and adjoining chests of drawers, radiator, door to:

En-suite Wet Room
10'6" x 5'8" (3.22 x 1.74)
A very spacious wet room with fitted shower, fully tiled walls and floor, built in vanity sink unit with storage beneath, concealed WC, inset spotlights to ceiling, chrome heated towel rail.

Guest Bedroom
13'1" x 9'0" (4.00 x 2.75)
Sash window to side elevation, radiator.

Refitted Shower Room
Fitted with a large walk in shower cubicle, pedestal wash hand

basin, low level WC, inset spotlights to ceiling, extractor fan, radiator,

Own Garden
There is a large area laid to patio which is accessed from the French doors in the lounge.

Store Room
Situated in a communal area on the ground floor of the building is a good sized private lockable store room.

Communal Barbecue Area
Set within the grounds is a barbecue and seating area under a wooden pergola.

Communal Gardens
Beautiful gardens which overlook Southampton Water.

Tennis Court
The court is accessed accessed from within the grounds and is available during British summer time.

Service Charge and Sinking Fund
The lease began in 1989 for 999 years. The seller informs us that the ground rent is £0, the service charge is currently £360 per month and includes water supply charges, buildings insurance, gardening, general maintenance and sewerage. This is also includes funds for the sinking fund used for significant repairs and restorations.

Parking
There is an allocated parking space plus multiple visitor bays. The Council tax band is E and it is Share of Freehold

Other Information
The property is in Council Tax Band E and and enjoys a share of the freehold.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

