

GROUND FLOOR



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**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 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 enjoys a share of the freehold.

**Energy Efficiency Rating**

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

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