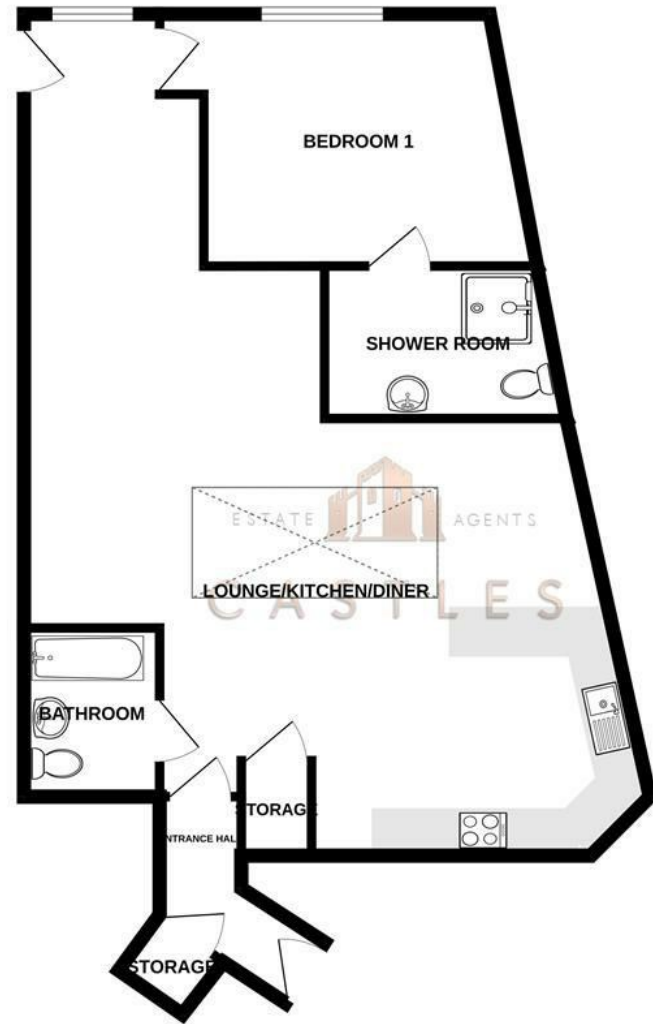


Floor Plan

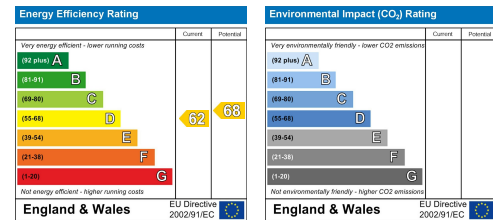
GROUND FLOOR
786 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA: 786 sq.ft. (73.0 sq.m.) approx.

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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Flat 16 South Western House Southampton, SO14 3DW

We are pleased to welcome to the market one of the largest one bedroom apartments created in one of the most historic buildings Southampton has to offer, South Western House. The property comes with two allocated parking spaces.

South Western House is steeped in history and served as the main accommodation for travellers who were about to embark on cruises on the famous Titanic. It is an extravagant piece of architecture that encapsulated the wealth and prestige of the port at that time. The public areas are particularly beautiful, with a great deal of marble and elaborate ironwork on the passenger lift shafts and the staircases. In fact the main staircase was the prototype for the grand staircase on the Titanic. The building still shows evidence of the grandeur of days gone by.

The building is Grade II Listed and benefits from a 12 hour concierge and a lift.

The apartment itself is a generous size and features a modern fitted kitchen open plan to the dining area and lounge. A huge roof lantern floods the apartment with natural light. A large double bedroom with en-suite shower room and separate bathroom complete the accommodation on offer. This apartment also benefits from two entrances, air conditioning and a new boiler system. It is also not adjacent to any other apartments.

Upon entry to the building you are welcomed into a huge communal lobby flooded in marble and period features and on the first floor is another communal lounge where Churchill and Roosevelt once held meetings to discuss the D Day plans.

Offers over £175,000

02394318899

www.castlesstates.co.uk

2 West Street, Portchester, Fareham, Hampshire, PO16 9UZ

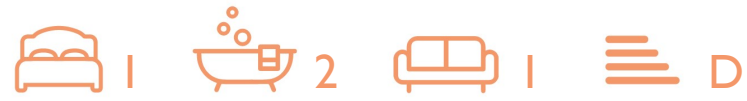
Directors: Charles Tuson | Gary Agar | Sean Wren

Company Number: 12821075

VAT Number: 356389459

Flat 16 South Western House

Southampton, SO14 3DW



- HISTORIC BUILDING
- 12 HOUR CONCIERGE SERVICE
- GRADE II LISTED
- AIR CONDITIONING
- OPEN PLAN LIVING
- LARGE ONE BEDROOM
- TWO ALLOCATED PARKING SPACES
- TWO BATHROOMS
- ROOF LANTERN
- NEW BOILER SYSTEM

LOUNGE/KITCHEN/DINER

18'0" x 21'7" x 20'4" x 6'2" (5.5 x 6.6 x 6.2 x 1.9)

BEDROOM

11'5" x 11'9" (3.5 x 3.6)

ENSUITE

7'6" x 4'3" (2.3 x 1.3)

BATHROOM

5'10" x 7'2" (1.8 x 2.2)

Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document

is required. Please note we cannot agree a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

Financial Services

If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

Solicitors

If you are looking for a solicitor to handle the conveyancing process then do let us

know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Lease Information

Lease Length: 104 Years Remaining

Service Charge: £4200 Per Annum

Ground Rent: £350 Per Annum

* Please be aware this information has been provided to us by the sellers to the best of their knowledge and will be clarified specifically by the solicitors during the conveyancing process *

