



Frobisher Court, Maritime Avenue, SO40
Southampton

£270,000

Bedrooms: 3 | Bathrooms: 2 | Receptions: 1

An Elegant Waterside Duplex Apartment With Character & Style - A truly unique 3 double bedroom duplex apartment set within the historic Grade II listed Frobisher Court, moments from the waterfront and Marchwood Yacht Club. Featuring a dramatic 16ft vaulted lounge, character sash windows and a stunning principal suite with clawfoot bath. Overlooking beautiful courtyard gardens. Two parking spaces & 967-year lease.

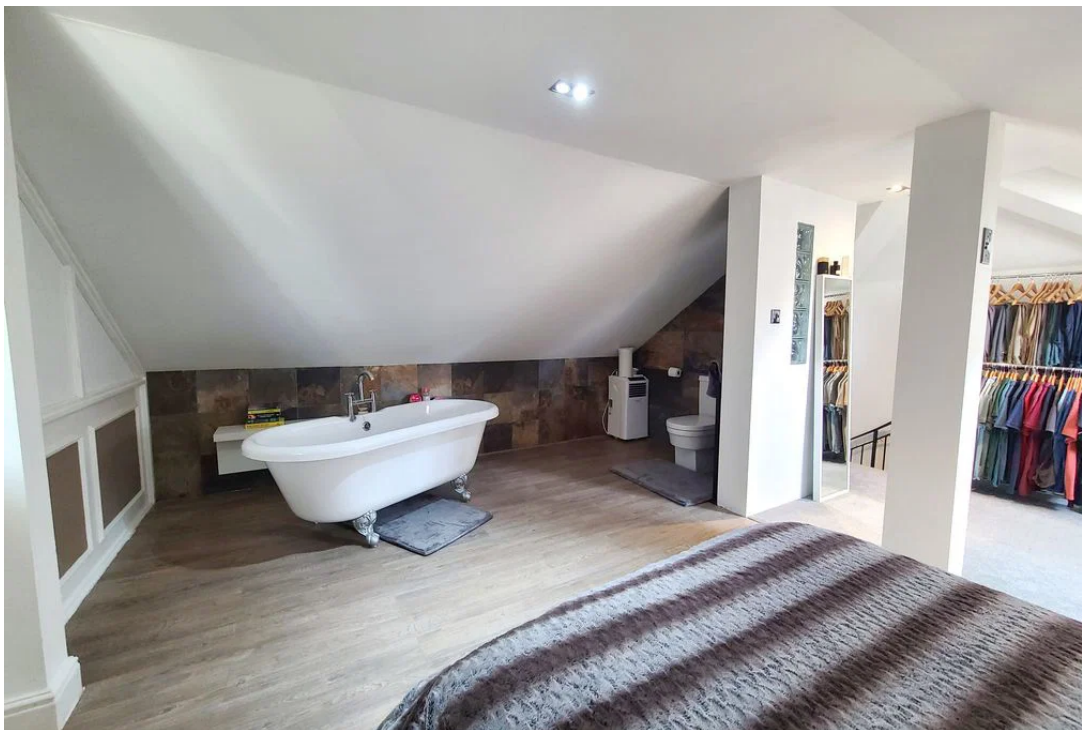
- Impressive Duplex Style Top Floor Apartment
- Three Double Bedrooms
- Vaulted Ceiling Lounge With Feature Fireplace
- Principal Bedroom Suite With Claw Foot Bath
- Character Features Throughout
- Views Over Courtyard Gardens And Boatyard
- Modern Fitted Kitchen And Shower Room
- Two Allocated Off Road Parking Spaces

Lease & Service Charge Information

The property is held on a long lease with approximately 967 years remaining, providing excellent long-term security for future ownership.

A service charge of £242 per month is payable, which includes the maintenance and upkeep of the communal courtyard gardens, building maintenance, allocated parking areas, and external window cleaning.





Property Overview - Frobisher Court is set within private grounds close to the waterside and Marchwood Yacht Club, approached through gated access leading into a beautifully maintained courtyard garden. Enclosed by high brick walls, the courtyard provides a peaceful communal setting centred around a feature water fountain and surrounded by mature shrubs, plants, and flowers.

A secure entry system leads into the shared lobby with staircase access to the upper floor. The apartment is located on the top levels of the building, offering both privacy and elevated views.

Inside, the entrance hallway immediately showcases the home's character with decorative wall panelling, coving, and spiral staircase rising to the upper level. From here, doors lead to two of the three bedrooms, kitchen, the main bathroom, and the impressive lounge/dining room.

The lounge/dining room is a standout space, featuring a dramatic 16ft vaulted ceiling that enhances the sense of openness and natural light. Two sash windows and a dormer window overlook the courtyard gardens, while wooden parquet flooring and a feature fireplace with gas-fired stove add warmth and character. This room provides ample space for both relaxing and entertaining.

The kitchen is fitted with a range of modern black gloss units with work surfaces and integrated appliances including oven and gas hob, with additional space for further appliances. A sash window to the rear enjoys views towards the yacht club and boatyard, adding to the maritime charm of the setting. The gas combi boiler, fitted in 2025, is wall mounted at eye level.

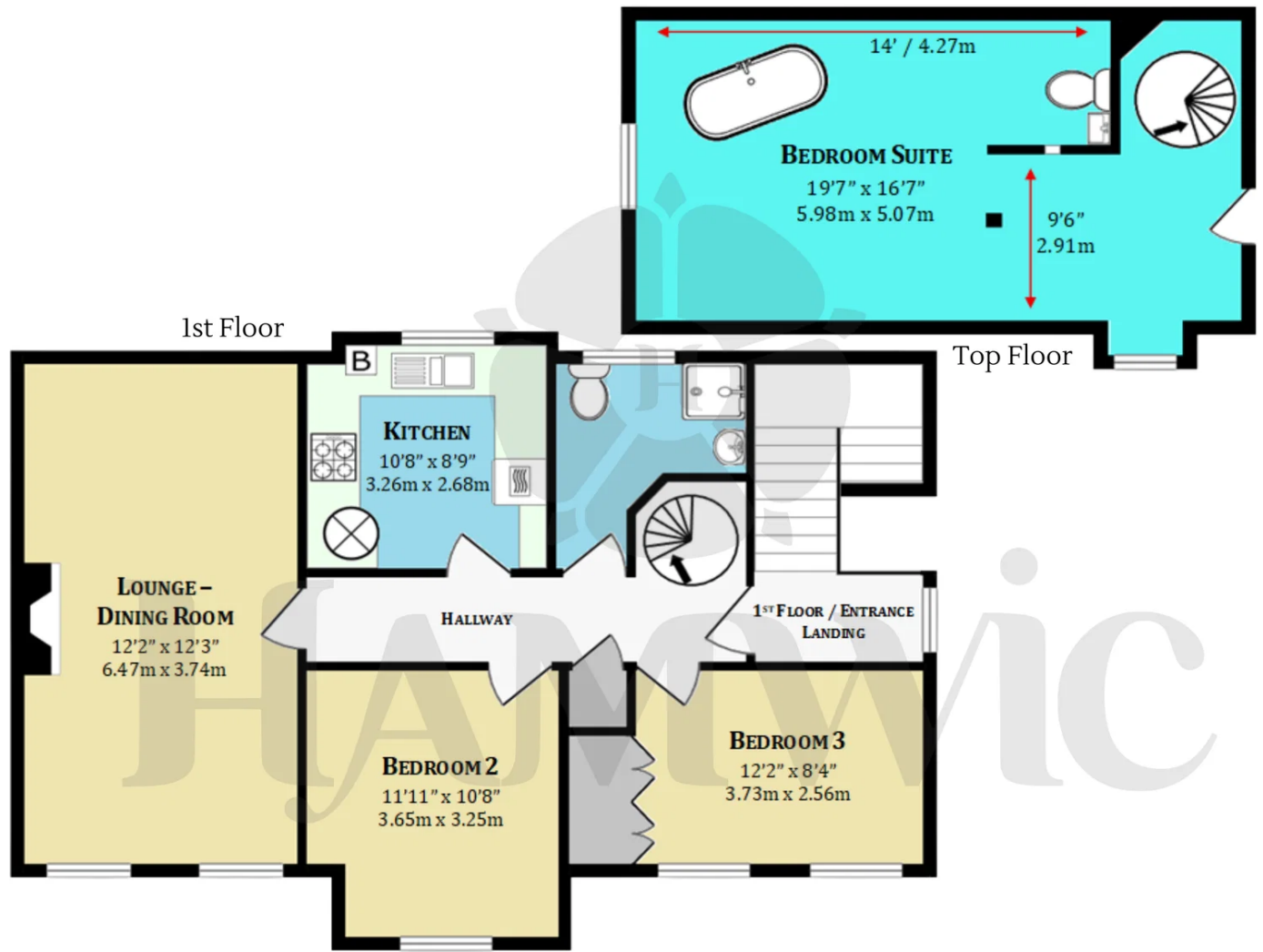
Two generous double bedrooms are located on the main level, both enjoying courtyard views through sash windows and finished with smooth ceilings and character coving. Bedroom three benefits from double glazed windows and built-in wardrobes, providing useful storage.

The family bathroom has been refitted with a modern suite comprising a vanity unit with wash basin, low-level WC, walk-in shower enclosure, and tiled walls and flooring.

Upper Floor – Principal Suite - Ascending the spiral staircase leads to the truly impressive principal bedroom suite. This beautifully designed space combines bedroom and bathing areas in an open-plan arrangement, creating a luxurious retreat beneath the roofline. The centrepiece is a Victorian-style claw foot bathtub, elegantly positioned within the bedroom alongside a wash basin and WC. Additional features include recessed lighting, eaves storage, and views back down over the lounge below.

Outside - Residents of Frobisher Court enjoy access to a beautifully maintained communal courtyard garden. A peaceful and private space centred around a decorative water fountain and surrounded by mature planting. The property also benefits from two allocated parking spaces, providing convenient off-road parking.





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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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