

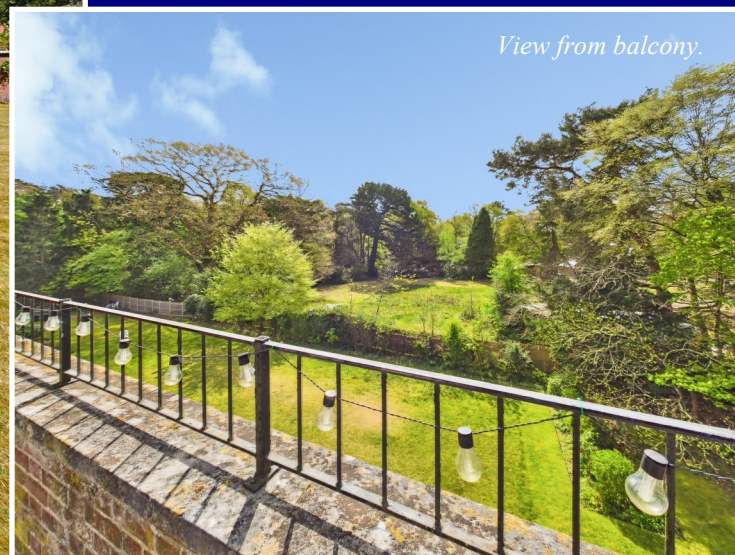
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**NETLEY HILL HOUSE
NETLEY HILL ESTATE
SOUTHAMPTON
SO19 6AN**



View from balcony.

**DELIGHTFUL TWO BEDROOM TOP FLOOR APARTMENT IN AN IMPRESSIVE FORMER MANOR HOUSE. THE DWELLING
BOASTS A PRIVATE BALCONY OVERLOOKING THE COMMUNAL GARDENS. NO FORWARD CHAIN.**

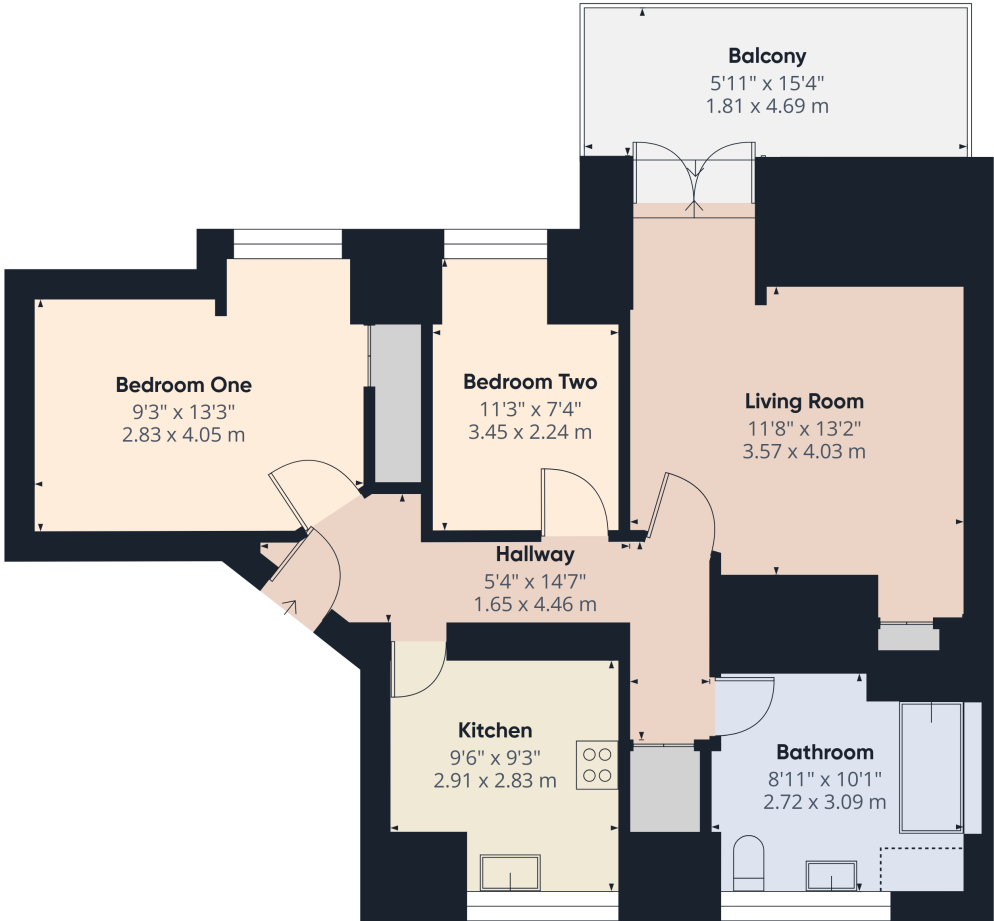
£250,000 Leasehold

This beautiful two bedroom apartment is located on the top floor of an imposing and elegant former manor house, with delightful communal gardens.

The property is within close proximity to road links for the M/A27. Nearby villages include Hedge End, Bursledon & Hamble which have an array of shops, restaurants and some lovely riverside and woodland walks, along with a vast range of sailing activities in Hamble and Bursledon.

The property is accessed by a communal driveway and the building has undergone many improvements over the years. Internally, the apartment benefits from double glazing and gas fired heating. The accommodation comprises a living room, kitchen, two bedrooms and a bathroom. Outside, is a balcony with views over the communal garden. The communal grounds are beautifully maintained and there is ample communal parking for both residents and visitors alike.

Don't miss out on the opportunity to make this your new home. Call us today to arrange a viewing.



Approximate total area ⁽¹⁾	634 ft ² 58.9 m ²
Balconies and terraces	100 ft ² 9.3 m ²
Reduced headroom	8 ft ² 0.8 m ²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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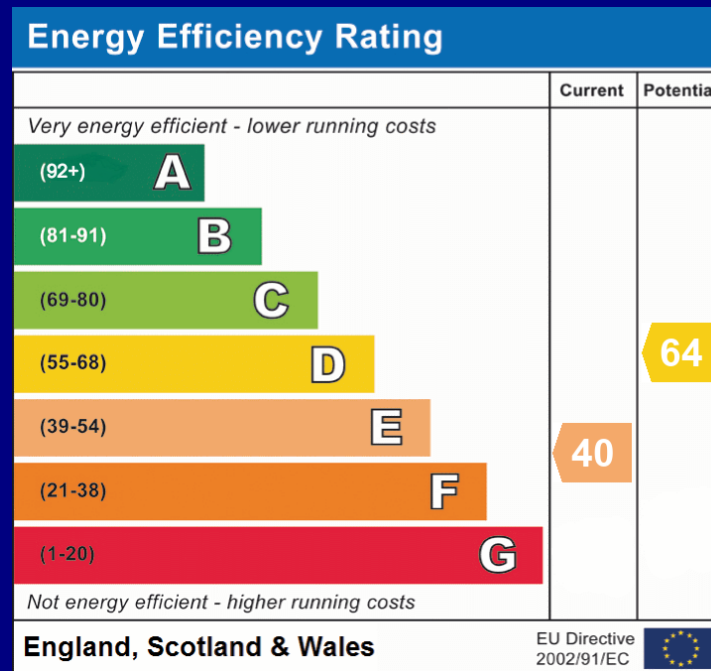




Accommodation

The property welcomes you into the hallway offering doors to all rooms. The living room is an inviting space, perfect for relaxing at the end of a busy day. Double doors open out onto a beautiful private balcony boasting delightful views over the communal gardens. This is a fabulously, sunny spot, the ideal hideaway for your morning coffee, evening tipple or lazy Sunday breakfast. The kitchen comprises a range of matching wall and floor mounted units with a worksurface over. A stainless steel sink and drainer sit beneath a triple aperture window, which allows plentiful natural light into the space. There is a built-under oven with an electric hob and extractor hood above. The kitchen offers appliance space for a fridge/freezer and washing machine. Bedroom one is a lovely double room with a window looking over the communal garden. A built in cupboard provides useful storage. Bedroom two, a delightful and versatile space, currently being used as a home office, offers a window with views of the communal garden. The bathroom is principally tiled and comprises a panel enclosed bath with a shower over, wash hand basin and WC.





COUNCIL TAX BAND: A Eastleigh Borough Council. Charges for 2026/27 £1562.02

UTILITIES: Mains gas, electricity, water and drainage.

LEASEHOLD: Residue of 125 years from 17th January 2018.

Service charge for 2026 £1958.40, which includes buildings insurance, gardening and cleaning services.

Ground rent £250 per annum (paid in two installments biannually).

Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.

Tel: 02380 404055 Web: www.mannsandmanns.co.uk



**1 & 2 Brooklyn Cottages
Portsmouth Road
Southampton
SO31 8EP**



Disclaimer: Manns & Manns for themselves and together the vendors advise that these particulars do not constitute an offer or a contract and whilst these details are believed to be correct they are made without responsibility. All applicants must satisfy themselves by inspection as to the correctness of the statements made. The property is offered subject to formal contract and is being unsold AND ON THE DISTINCT UNDERSTANDING THAT ALL NEGOTIATIONS SHALL BE CONDUCTED THROUGH MANNs AND MANNs.

Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise, nor that services or facilities are in good working order. All areas and measurements are approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.

No fixtures and fittings are included in any sale of a property, unless explicitly agreed in writing with the agent once agreed with the seller (s).

Manns and Manns may use AI images to show empty properties with furniture, this is purely provided as a guide. Fixtures and fittings are not included, and purchasers must satisfy themselves with their own measurements to check furniture of their choosing fits the relevant spaces.