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**HAMBLE MANOR
GREEN LANE
HAMBLE
SOUTHAMPTON
SO31 4GB**



Communal Grounds

FANTASTIC THREE BEDROOM FIRST FLOOR APARTMENT WITH BALCONY, SITUATED IN THE SAILING MECCA OF HAMBLE. THIS SPACIOUS APARTMENT BOASTS CONTEMPORARY INTERIORS, A GARAGE, ALLOCATED PARKING SPACE AND WELL MAINTAINED COMMUNAL GARDENS WITH A HEATED SWIMMING POOL.

£475,000 Share of Freehold

This lovely three bedroom first floor apartment is located in the historic sailing village and conservation area of Hamble, arguably one of the most desirable locations on the South Coast. This sizeable property offers, in our opinion, the perfect blend of comfort and convenience whilst maintaining close proximity to the waterfront, local amenities and Hamble's Marinas. Hamble Manor itself, is set back from Hamble's village centre; however, it boasts a host of amenities just a short stroll from the apartment.

The property boasts a spacious living room with a balcony, from which you are treated to picturesque views of the surrounding greenery and glimpses of the River Hamble. A modern kitchen dining room is sure to meet your culinary needs. Three double bedrooms, with a recently refitted en-suite to the principal room, offer flexibility of use. The accommodation is completed by a bathroom. The property benefits from a garage and an allocated parking space; there is additional parking (subject to availability) in the lower car park. Outside, are beautifully maintained communal grounds with views towards the river, and a communal heated swimming pool.

Don't miss out on the opportunity to experience firsthand both the accommodation and location on offer, call us today to arrange a viewing.



The Local Area

Hamble is a picturesque village situated on the South Coast of England, ideal for anyone wanting to discover some of Hampshire's best coastline and countryside. With superb riverside views and walks, Hamble village and its quaint cobbled streets offer an alternative shopping and dining experience. Steeped in history, the village played a role in the World War Two D-Day landings.

Whilst the village has retained its character, the surrounding area has grown to support three marinas and a host of shops, pubs and restaurants, services and businesses. There are woodland and coastal walks to enjoy. Two country parks are situated nearby; The Royal Victoria Country Park and River Hamble Country Park. The community benefits from local junior and senior schools, children's clubs, Hamble Parish Council, Hamble River Singers and a library to name a but few. The sporting opportunities include sailing clubs such as the Hamble River Sailing Club, Royal Southern Yacht Club, Warsash Sailing Club etc.

Within Hamble, there are three marinas; Hamble Point, Port Hamble and Mercury Marina. Hamble Point Marina offers 230 berths and lies at the mouth of the River Hamble, with access to the world famous waters of the Solent, a magnet for competitive sailors from around the globe, it's a favourite with racing and cruising yachtsman alike. Port Hamble Marina offers 310 berths is situated on the River Hamble in the heart of the South Coast's sailing scene. The marina has a proud heritage of refitting and maintaining racing yachts, a tradition that continues today with many different yacht services based at the marina. Offering 360 berths the Mercury Marina was originally built by Sir Robin Knox Johnson. Mercury Yacht Harbour is situated in a sheltered wooded site where the shallow waters of Badnam Creek join the River Hamble. The marina offers deep water at all states of tide and among its excellent facilities are a chandlery as well as a bar and restaurant with waterfront views.

Whatever your boating style, the River Hamble makes it an ideal base from which to explore the Solent with easy day cruising to Portsmouth, Chichester and the Isle of Wight yacht havens, Lymington or Poole. When heading upriver in a tender to Botley you can enjoy some truly spectacular scenery.

Hamble is accessible by a range of public transport links. It has bus routes running from Southampton City Centre to Hamble and vice versa, a train station with lines to Southampton Central and Portsmouth Harbour with onward links to London, and the Pink Ferry service from Hamble to Warsash. By car, Hamble is approximately 3 miles from the M27 J8.



Accommodation

Upon stepping into the property, you are welcomed into the hallway presenting space to remove your outdoor wear. There are doors to principal rooms and a cupboard providing useful storage.

The well-proportioned living room is light and airy with a large window, to the front elevation, boasting pretty views of the surrounding greenery. This is a beautiful space for relaxing at the end of a busy day. A door leads out to the balcony, an idyllic spot to watch the world go by. From here, you can enjoy glimpses of the famous River Hamble.



The modern kitchen/dining room will undoubtedly prove popular with culinary enthusiasts. There is a large front elevation window offering pretty views and a side aspect window in the dining area. The kitchen comprises a comprehensive range of wall and floor mounted units with quartz worksurfaces over. Integrated appliances include an eye-level oven, five ring gas hob with an extractor hood above, fridge/freezer and a dishwasher. Integrated appliances include an eye-level oven, five ring gas hob with an extractor hood above, fridge/freezer and a dishwasher.

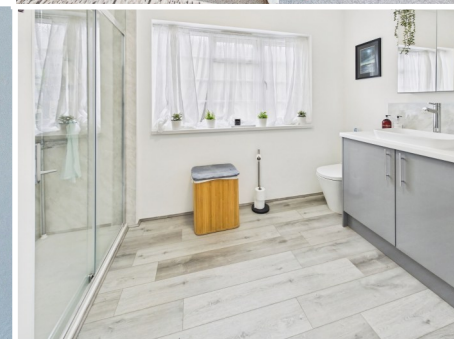


Bedroom one is a spacious double room with fitted wardrobes to one wall offering excellent storage. Double doors open out to the balcony, the ideal spot for that lazy Sunday morning coffee.

Bedroom two, another well-proportioned double room, presents a rear elevation window and fitted wardrobes offering plentiful storage. This bedroom boasts a delightful and sizeable en-suite, which was re-modelled in 2025, and comprises a large shower cubicle, inset wash hand basin with storage beneath, also housing an integrated washing machine, and a WC. A large cupboard with shelving offers space for a tumble dryer.

Bedroom three, a further double room, offers as window to the rear aspect. This is a wonderfully versatile space that could be used for a number of purposes depending upon your requirements.

The bathroom benefits from tiled walls and comprises a p-shaped panel enclosed bath with a shower over, vanity wash hand basin, and a WC.



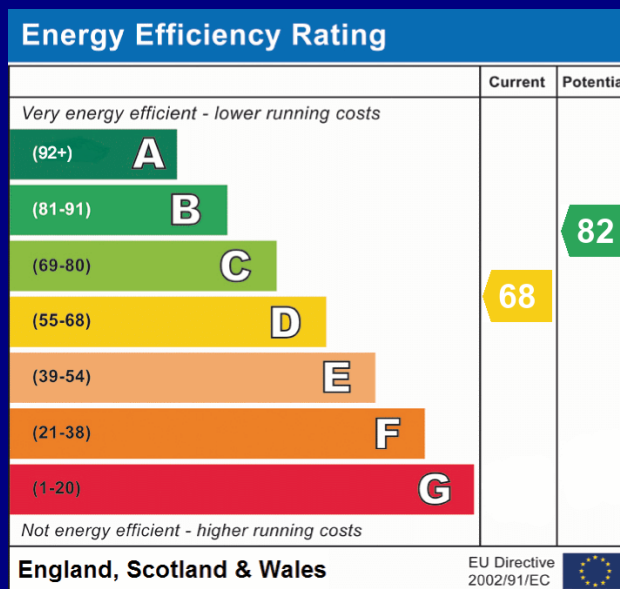


Outside

The communal gardens are well maintained and offer a serene setting for residents from which picturesque views of the River Hamble may be enjoyed. Adding an additional layer of luxury, Hamble Manor boasts a communal heated pool for the use of residents.

The dwelling benefits from an allocated parking space and a garage, with power and lighting.





COUNCIL TAX BAND: F - Eastleigh Borough Council. Charges for 2026/27 £3525.37.

UTILITIES: Mains gas, electricity, water and drainage.

LEASEHOLD WITH A 1/14th SHARE OF THE FREEHOLD: Residue of 198 years less 10 days from 25th March 1977.

SERVICE CHARGE: From 1st January 2026 to 31st December 2026 £6265.92.

GROUND RENT: £18 per annum (not collected during ownership).

LOWER CAR PARK: There is a third party lease on use and upkeep of shared access (between this block and the neighbouring houses). Please ask for further details.

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
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SO31 8EP**



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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 enhanced images to add blue skies or 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.