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Florence Way, Netley Abbey, Southampton, SO31 5JE



Modern two bedroom coach house in the popular residential location of Netley Abbey. The dwelling boasts contemporary interiors, a large garage, allocated parking and a private garden. Early viewing highly recommended.

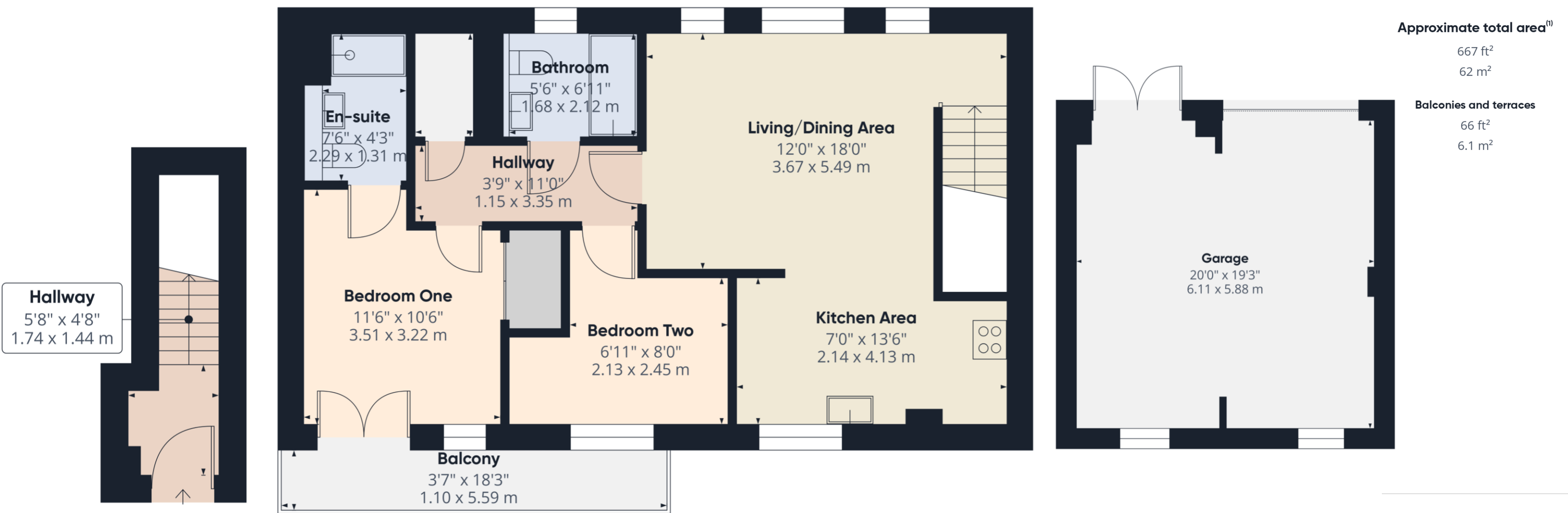
£300,000 Freehold

Manns and Manns are delighted to offer this modern two-bedroom coach house set in the popular residential location and historic village of Netley Abbey. Built in 2022 of brick elevations to the exterior under a pitched tiled roof, this lovely home benefits from gas fired heating and double glazing and also retains the residue of its new build guarantee.

This exceptional property stands out by its superb condition, bolstering a modern aesthetic that has been well maintained. The accommodation itself comprises a sumptuous open-plan kitchen/dining/living room that is sure to meet all your entertainment needs. The modern fitted kitchen, benefits from the latest fixtures, making it a haven for individuals who enjoy cooking. The property also offers two bedrooms, with access to the balcony and en-suite facilities to bedroom one, and a beautiful bathroom, ensuring your comfort is never compromised. One of the striking features of this property is its outdoor space which includes a large garage, an allocated parking space and an enclosed garden.

A key highlight is the location on offer. The property is situated in close proximity to the historical ruins of Netley Abbey, Westwood Woodland Park and the Royal Victoria Country Park, adding a rich cultural imprint to the living experience.

In our opinion, this property strikes the perfect balance of comfort and convenience whilst maintaining close proximity to local amenities, eateries, coffee shops, green spaces and Southampton Water. Call us today to arrange a viewing and experience first hand all this wonderful property has to offer.



(1) Excluding balconies and terraces



The Local Area

The property is set in Netley Abbey and is situated close to Netley Abbey Ruins and Southampton Water. Netley is the most complete surviving abbey built by the Cistercian monks in southern England. Almost all the walls of its 13th century church still stand, together with many monastic buildings.

The Royal Victoria Country Park is in close proximity with its idyllic parkland with fabulous water views, a coffee shop and beach front access. Royal Victoria Country Park, once the home of the biggest military hospital in the Victorian Empire, this 200-acre site is now ideal for relaxation and leisure. All that remains of the hospital is the chapel, which acts as a heritage centre providing history of the hospital. It also has a 150-foot (46 m) viewing tower, providing views over the park, and across Southampton Water to Hythe, and on a clear day, as far as Southampton itself.

Netley offers a range of local shops and a choice of public houses. Families will enjoy the choice of local schools. Public transport is well catered for with Netley train station linking Portsmouth and Southampton and onward journey links to London Waterloo, it is also within close distance of local sailing clubs.



Accommodation

Upon stepping into the property, you are welcomed into the hallway with stairs rising to the main accommodation. There is space to hang your outdoor wear.

Ascending the stairs, you are greeted by the open plan kitchen/dining/living room an inviting and light filled space, perfect for gathering and entertaining. Windows to the front and rear aspects allow an abundance of natural light to fill the room. The modern fitted kitchen will prove popular with culinary enthusiasts and comprises a range of matching wall and floor mounted shaker style units with a wood effect worksurface over. Integrated appliances include a built under oven, four ring hob with an extractor hood above and a fridge/freezer. There is plumbing and appliance space for a washing machine.



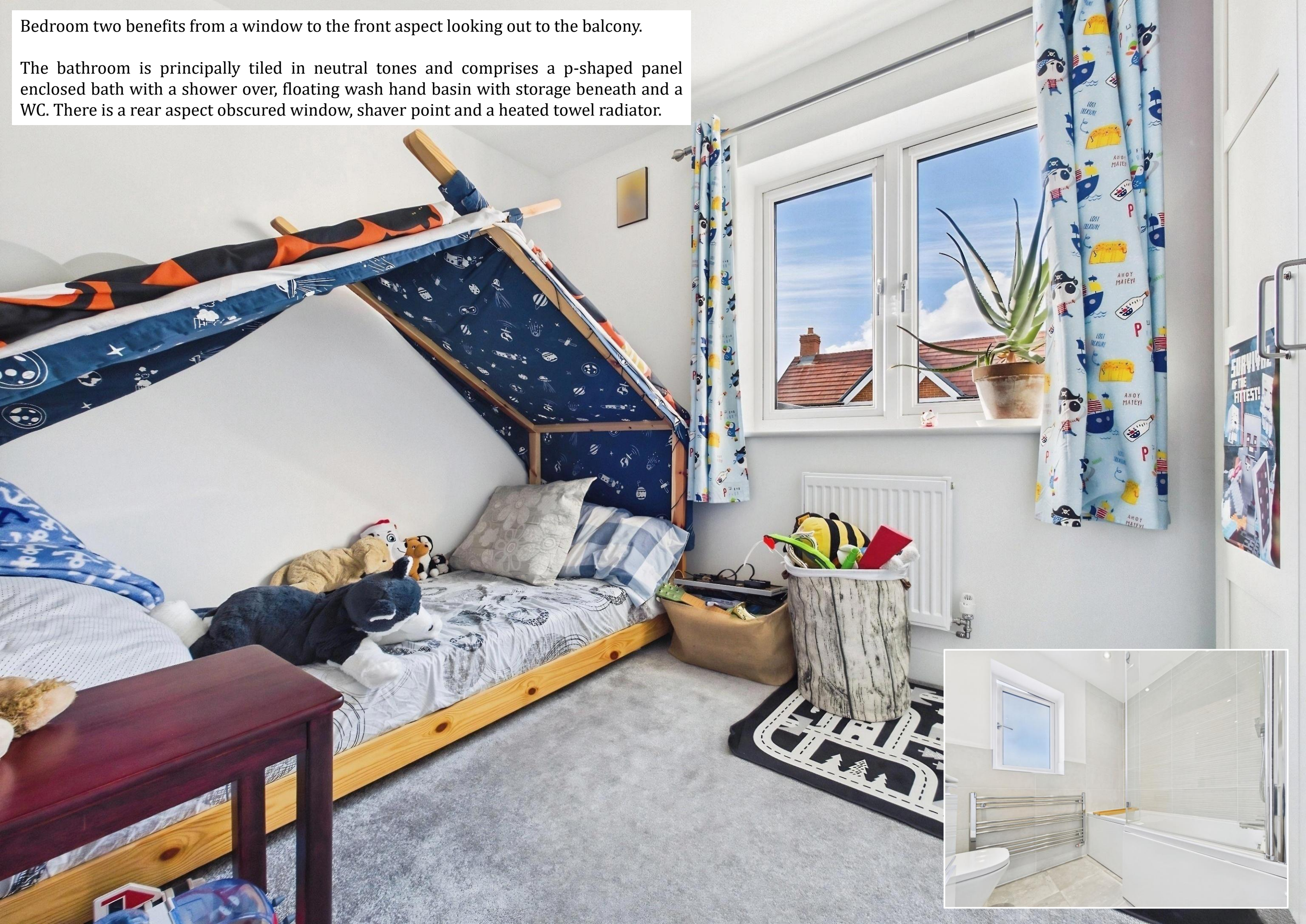


A door from the living area opens into the hallway presenting doors to principal rooms, a loft hatch into the attic space, and a large storage cupboard housing the Ideal gas fired boiler.

Bedroom one is a well-proportioned double room, filled with natural light with a front aspect window and French doors to opening onto the balcony, the perfect spot for that early morning coffee or to relax at the end of a busy day. A built-in double wardrobe offers useful storage. This lovely bedroom boasts the added convenience of a bright and modern en-suite comprising a rainfall effect shower, floating wash hand basin with storage beneath and a WC.

Bedroom two benefits from a window to the front aspect looking out to the balcony.

The bathroom is principally tiled in neutral tones and comprises a p-shaped panel enclosed bath with a shower over, floating wash hand basin with storage beneath and a WC. There is a rear aspect obscured window, shaver point and a heated towel radiator.

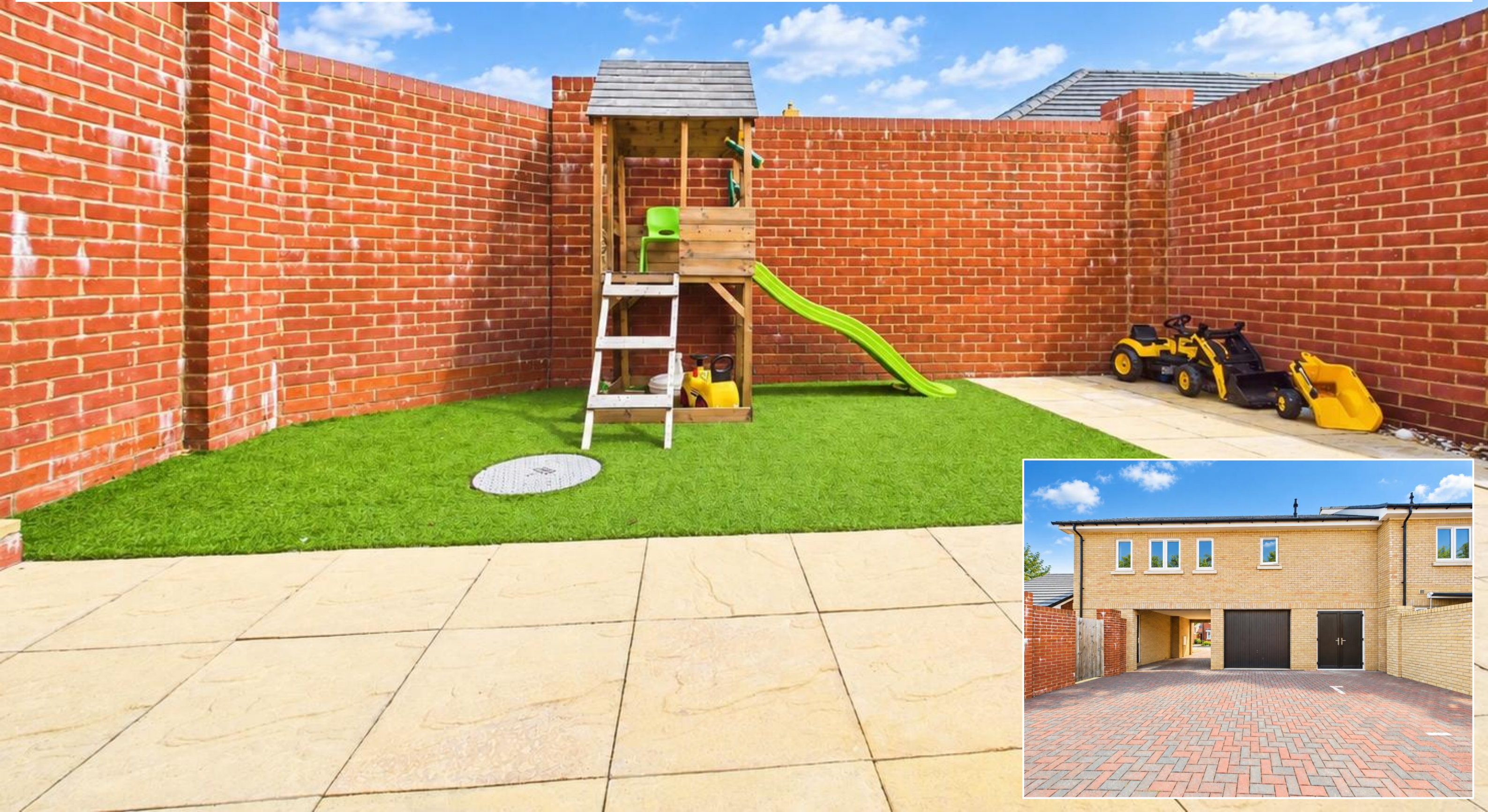


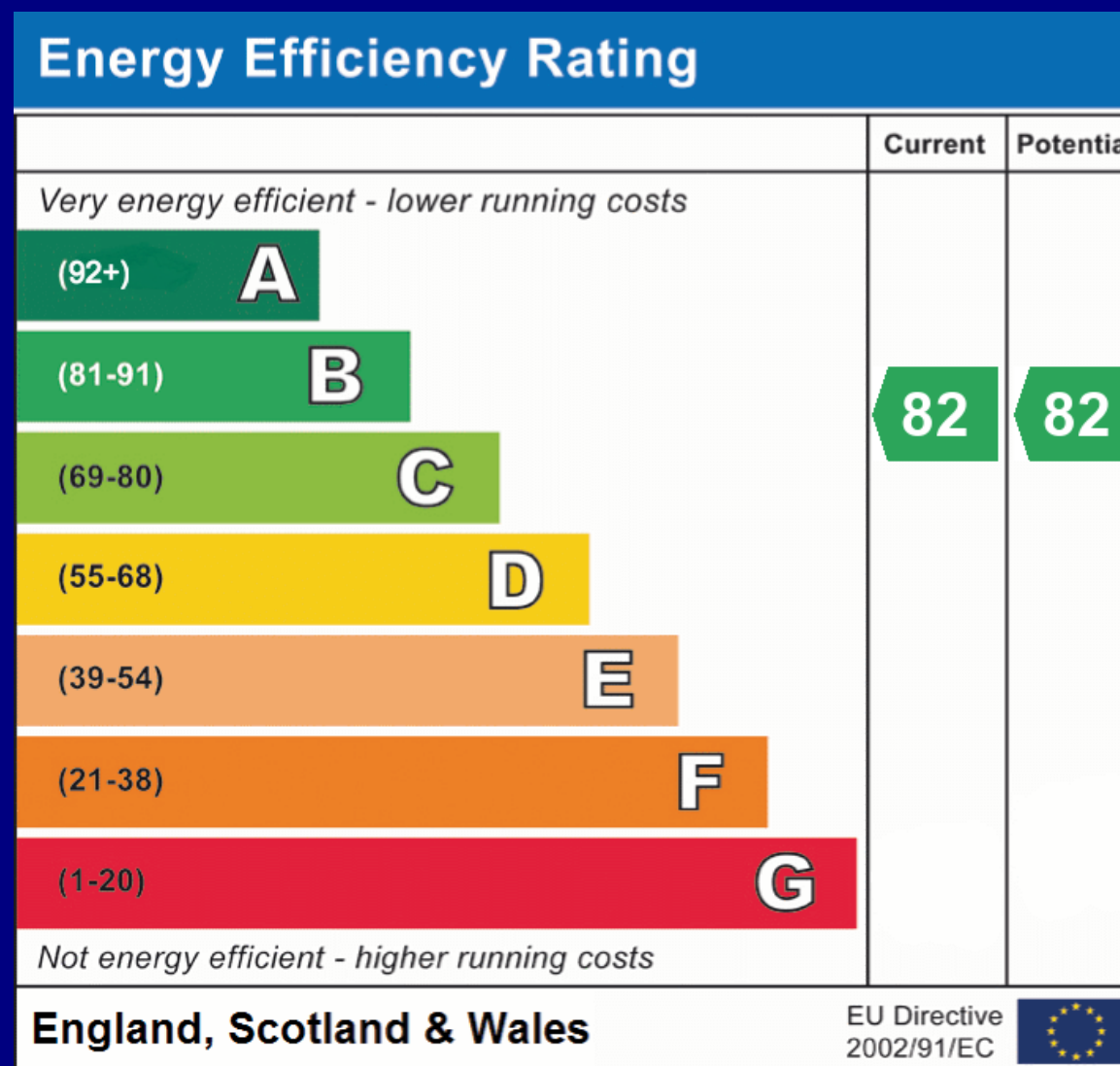
Outside

The property is approached via a paved pathway leading to the entrance door under a canopied porch.

The large garage is accessed from the parking area and presents an up and over door to one side, with double doors to the other, allowing the owner to garage a vehicle whilst still maintaining a sizeable storage area. There is power and lighting. The property benefits from one allocated space within the parking area.

The low maintenance garden is wall enclosed with two pedestrian gates. The garden is largely laid to artificial lawn with a paved patio offering a lovely spot for outdoor entertaining and al fresco dining.





COUNCIL TAX BAND: B - Eastleigh Borough Council. Charges for 2026/27 £1879.51.

UTILITIES: Mains gas, electricity, water and drainage.

ESTATE MANAGEMENT CHARGE: Currently £266 per annum.

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
Bursledon
Southampton
SO31 8EP**



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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.