

YOUR LOCAL INDEPENDENT ESTATE AGENCY  
ESTABLISHED SINCE 1938

**MANNNS**  
**& MANNNS**  
EST. 1938

VIEWINGS AVAILABLE 7 DAYS A WEEK  
TEL: 02380 404055

## IMPERIAL APARTMENTS, SOUTHWESTERN HOUSE, SOUTHAMPTON, SO14 3DW



**UNIQUE GROUND FLOOR ONE BEDROOM APARTMENT SITUATED IN ARGUABLY ONE OF THE MOST SOUGHT AFTER BUILDINGS IN SOUTHAMPTON, WITH HISTORY DATING BACK TO THE 1800S. THIS APARTMENT INCLUDES A LIGHT AND AIRY BEDROOM TO THE MEZZANINE LEVEL, ALLOCATED PARKING AND COMMUNAL CONCIERGE.**

**£147,000 Leasehold**

South Western House, originally the South Western Hotel, was built in 1872. Built of a French Renaissance style of architecture, this building was promoted by the London and South Western Railway Services for the accommodation of liner passengers.

The property is situated on the corner of Canute Road, Terminus Terrace and Queens Park. It's located within walking distance of Ocean Village, Town Quay, the City Centre and other waterside amenities.

Oxford Street is a short walk away and is home to a range of independent bars, coffee shops and restaurants. The lunch and dinner scene on Oxford Street is exceptional with independent restaurants offering the best cuisine created from local produce. The al fresco dining style means you can spill out onto the pedestrianised street and enjoy dining in this historic location.

Ocean Village is a mixed-use marina on the mouth of the River Itchen in central Southampton. The village was originally the site of Southampton's first working docks, the "Outer Dock" which opened in 1842. The area was redeveloped in 1986 and became the leisure marina it is today.

Ocean Village has undergone a series of major multimillion-pound redevelopment projects. In 2015 Harbour Hotels, the operator of five hotels along the South Coast of England, commenced work on the latest and final project, a mixed hotel/residential/commercial development on the disused promontory. Fittingly designed to resemble the sleek lines of a cruise ship this includes a beautiful hotel, a luxury spa facility, swimming pool, gym, jetty restaurant and a stunning roof top champagne bar. Current local recreational facilities include: cafes, wine bars, shops and restaurants.

### The Accommodation

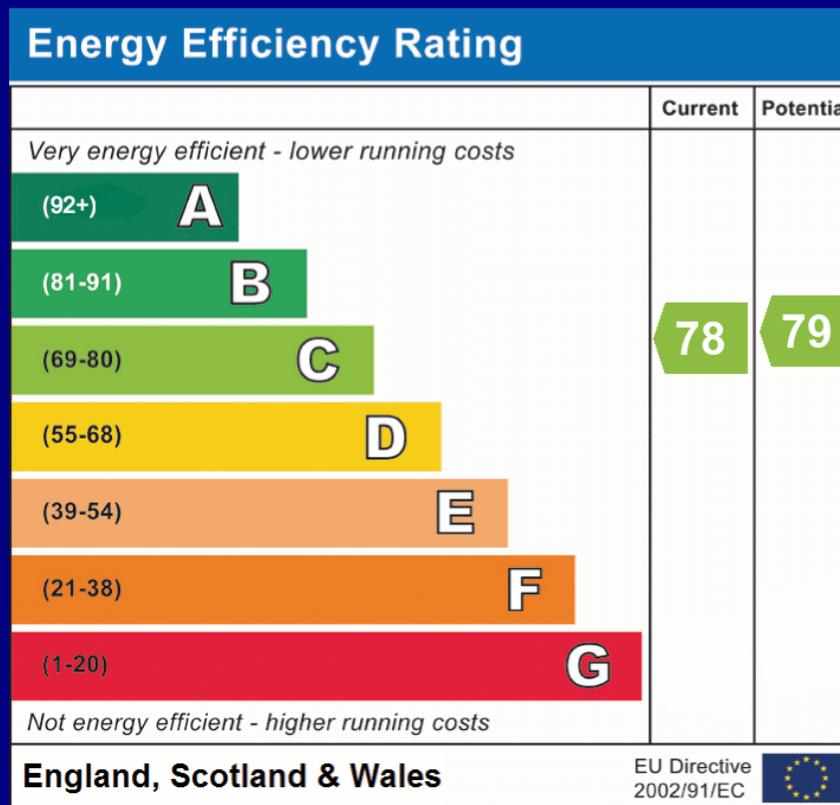
The communal grand entrance area extends to a great width and height and is in excellent decorative order and the security is maintained by the concierge on duty at the appropriate times. The décor and ambiance recalls the grand days of its origin when cross Atlantic travellers frequented this building on route from the Cunard voyages by the British rail to London and other destinations. South Western House was converted into apartments in the late 1990s/early 2000s.

Upon entering the property you are greeted by the hallway with doors into the main living accommodation and the cloakroom, which comprises a wash hand basin and WC. A spiral staircase rises to the mezzanine level. The accommodation boasts a lovely open plan kitchen/diner with a large window allowing natural light to fill the space. The kitchen comprises a range of wall and floor mounted units with a worksurface over. There is a built-under electric oven with a four ring electric hob and extractor hood above, and an integrated fridge freezer. The kitchen offers space and plumbing for a washing machine and a dishwasher.

Ascending the spiral staircase to the mezzanine level, the landing benefits from a useful storage cupboard with double doors. The bedroom offers a balustrade with glazed panelling overlooking the living accommodation making this a beautiful light and airy space. The shower room comprises a shower cubicle, wash hand basin and a WC.







**COUNCIL TAX BAND: C - Southampton City Council. Charges for 2026/27 £2116.87.**

**UTILITIES: Mains electricity (with electric heating), water and drainage. Water is included within the service charge.**

**LEASEHOLD: Residue of 125 years from 1st January 1999. Ground Rent £175 per annum. Service charge January - December 2025 £4003.57.**

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

Tel: 02380 404055    Web: [www.mannsandmanns.co.uk](http://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.