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ADMIRALS COURT, HAMBLE, SOUTHAMPTON, SO31 4LT



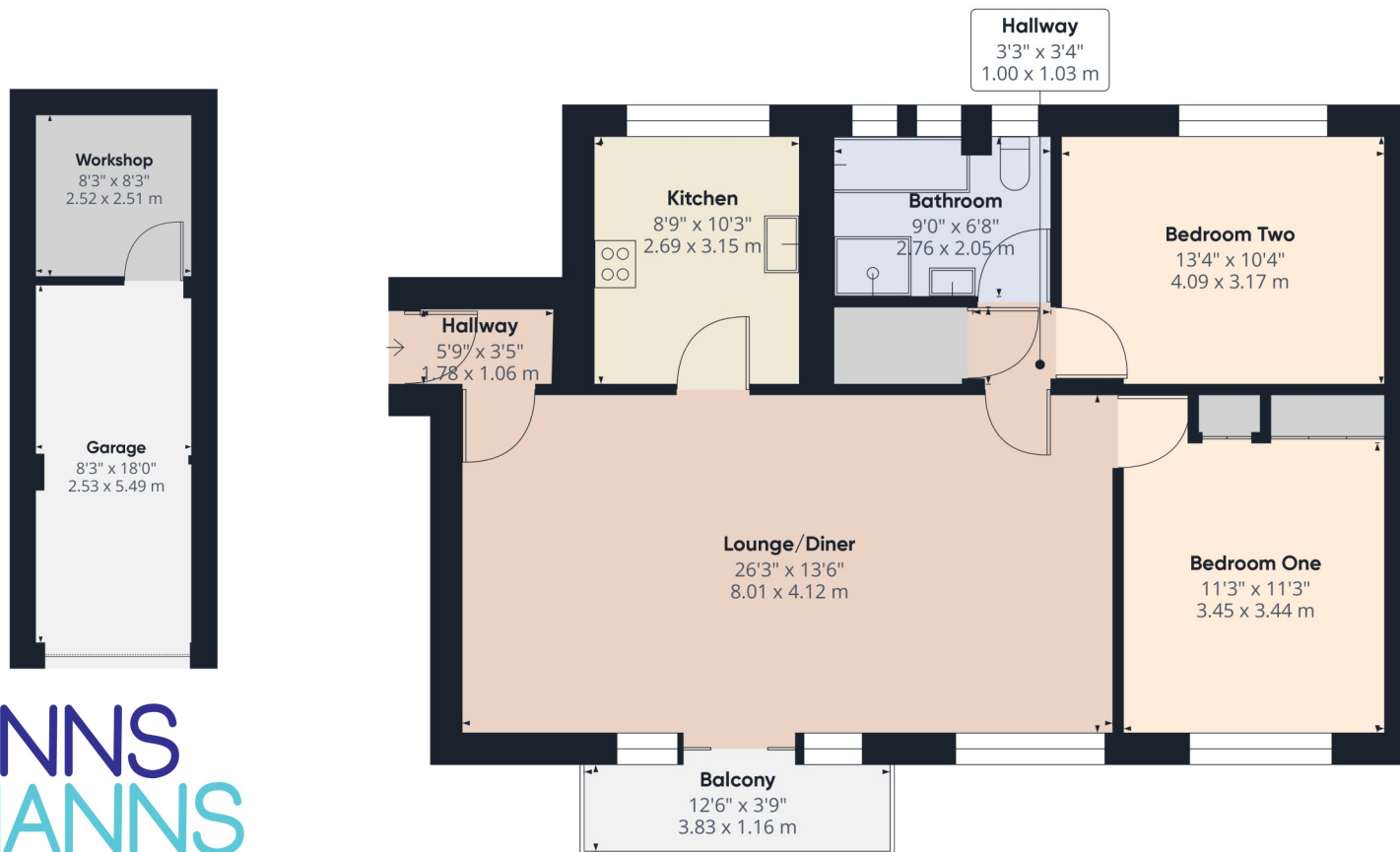
THIRD FLOOR, TWO DOUBLE BEDROOM APARTMENT IN A HIGHLY SOUGHT AFTER LOCATION BOASTING VIEWS OF THE FAMOUS RIVER HAMBLE AND GLIMPSES OF SOUTHAMPTON WATER. THE PROPERTY IS IN EXCELLENT DECORATIVE ORDER AND BENEFITS FROM A GARAGE WITH WORKSHOP AND COMMUNAL GARDENS. VIEWING RECOMMENDED.

Guide Price £325,000 to £350,000 Leasehold

We are thrilled to market this lovely third floor, purpose built apartment, located in the heart of the sailing mecca of Hamble. This 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. Admirals Court itself, is set back from Hamble's village centre; however, it boasts a host of amenities just a short stroll from the apartment. Neutrally decorated and well maintained throughout, this delightful dwelling offers the new owner the opportunity to move with minimal fuss.

A security entrance allows access to the apartments within the block. The property itself benefits from underfloor heating throughout and offers triple glazed windows, with the exception of the double glazed sliding doors to the balcony. The accommodation comprises of a spacious lounge/diner, with a balcony, kitchen, two double bedrooms and a bathroom. Outside, there is a garage in a block, with a workshop to the rear, residents communal parking and communal gardens.

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



Approximate total area⁽¹⁾

863.05 ft²
80.18 m²

Balconies and terraces

47.9 ft²
4.45 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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 entering the property, you are greeted by a hallway offering space to de-boot; a built in shoe rack provides useful storage. Engineered wood flooring flows from the hallway and adorns much of the living accommodation. A door opens into the lounge/diner. The well-proportioned lounge/diner is a beautiful light filled space, perfect for relaxing, with a rear elevation window and sliding doors opening onto the balcony which provides views over the communal gardens and offers glimpses of Southampton Water. The balcony presents an idyllic spot for unwinding in the afternoon sun.

The contemporary kitchen will prove popular with culinary enthusiasts and comprises of a comprehensive range of matching wall and floor mounted units with a granite worksurface over. There is an inset stainless-steel sink and drainer and space for a Rangemaster oven with an extractor hood above. Integrated appliances include a fridge/freezer, washing machine and a dishwasher. A front elevation window provides views of the River Hamble.



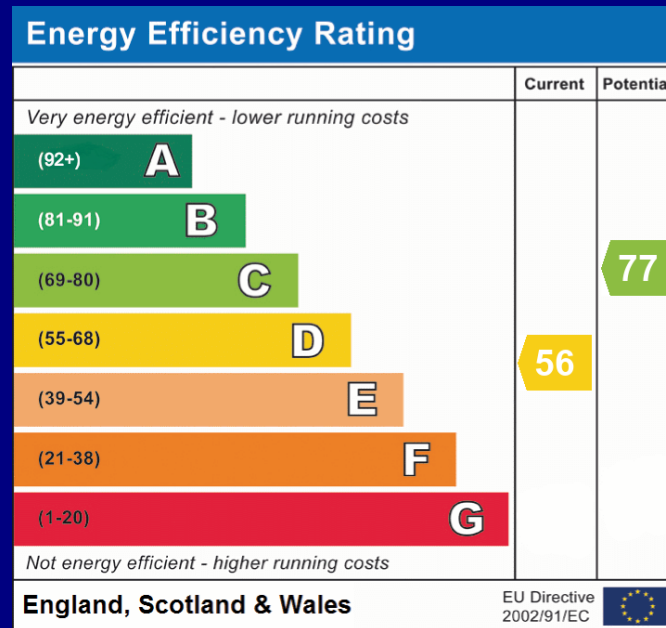


An inner hallway provides access to the bedrooms and bathroom. This hallway houses a utility cupboard containing the electrical consumer unit, electricity meter and the hot water tank. Bedroom one is a well-proportioned double room with a rear elevation window presenting glimpses of Southampton Water. The bedroom benefits from three fitted wardrobes offering excellent storage. Bedroom two is another spacious double room with a front elevation window boasting views of the River Hamble. There are fitted wardrobes providing useful storage. The modern bathroom is tiled to the walls and floor and comprises of a shower cubicle with a new rainfall effect shower, a panel enclosed bath, vanity wash hand basin and a concealed cistern WC. There are three front elevation windows and a towel radiator.

Outside

The apartment benefits from a garage in a block which retains an up and over door to the front elevation. The owner has transformed the rear section of the garage into a workshop. The property offers residents/visitors parking on a non-allocated basis and well maintained communal gardens.





COUNCIL TAX BAND: D - Eastleigh Borough Council. Charges for 2024/25 £2165.22.

UTILITIES: Mains electricity, water and drainage.

LEASEHOLD DETAILS: Residue of 999 years from 25th March 1967. All lessees are shareholders in Admirals Court Management Company Ltd who delegate the estate management to Arquero Property Management. Service charge £185 per month, which includes a contribution towards buildings insurance. Ground rent £40 per annum rising to £60 per annum after 66 years from lease commencement date (all charges are included within the £185 monthly service charge).

CONSTRUCTION: Year of build 1968. Brick elevations under a flat roof.

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



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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 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.