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NIGHTINGALE WALK, ROYAL VICTORIA COUNTRY PARK, NETLEY ABBEY, SOUTHAMPTON, SO31 5GA



Guide Price £700,000 to £750,000 Leasehold

**SPACIOUS AND CHARACTERFUL FOUR BEDROOM APARTMENT ARRANGED OVER TWO FLOORS IN AN ELEGANT AND IMPOSING GRADE II LISTED BUILDING. NESTLED IN THE PICTURESQUE ROYAL VICTORIA COUNTRY PARK, THIS DELIGHTFUL PROPERTY BOASTS A DOUBLE GARAGE, COMMUNAL GARDEN, COURTYARD AND A RESIDENTS GYM.**

**VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE UNIQUE ACCOMMODATION AND ENVIABLE SETTING ON OFFER.**

This beautiful and spacious four-bedroom apartment is set over two floors within an elegant and imposing, grade II listed building located in the heart of the famous Royal Victoria County Park. Formerly adopted as the Officer's Mess of the Royal Military Hospital, the property boasts numerous character features including high, ornate ceilings and splendid arched windows.

The building is set within a gated development and benefits from ample parking for residents and a double garage. There is a communal courtyard and garden and a gym for the exclusive use of owners. Internally, the apartment offers plenty of space to relax and entertain with a spacious lounge/dining room, study, kitchen/breakfast room, utility room and cloakroom on the ground floor. On the first floor are four bedrooms, two with en-suite facilities; there is also a family bathroom. Notably the lounge/dining room and two bedrooms benefit from air conditioning.

Don't miss out on this rare opportunity to acquire a unique property in an idyllic setting. Call us today to arrange a viewing and experience firsthand all this delightful dwelling has to offer.



## The Local Area

The property is set in the heart of Royal Victoria Country Park with its idyllic parkland with fabulous water views, a coffee shop and beach front access. Royal Victoria Country Park was 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 today 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 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.

Netley village offers a range of local shops and a choice of public houses. 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.





### Ground Floor Accommodation

Upon entering the property, you are welcomed by a fabulous entrance hallway which sets the tone for the accommodation ahead, with lovely high ceilings and ornate coving. There are doors to principal rooms and a useful cloak cupboard offering space to hang your outdoor wear. Stairs ascend to the first floor, under which is a cloakroom with a wash basin and WC, and an understairs storage cupboard.

Glazed double doors open to reveal the lounge/dining room which as a well proportioned and light filled space, perfect for entertaining, and boasting two large windows offering delightful views towards the Country Park. The focal point of this room is a feature fireplace with a mantel and surround which serves to enhance the cosy atmosphere on those chilly evenings. To one corner of the lounge is a built-in bar area.





The 'L' shaped kitchen/breakfast room will undoubtedly prove popular with culinary enthusiasts and comprises a comprehensive range of wall and base units with a worksurface over. There is space for a table and chairs. Two windows offer views over the communal courtyard. Integrated appliances include a built under electric oven with a six-ring gas hob and extractor above, and an eye-level microwave oven. The kitchen houses a water softener and food waste disposal unit.

A door opens into the utility room which may also be accessed from the hallway. There are a series of overhead cupboards providing useful storage and there is space for an American style fridge freezer. An external door opens into the communal courtyard. A further door opens into the utility cupboard which houses a wall mounted boiler and provides space and plumbing for a washing machine.

The ground floor accommodation is completed by the study which is a lovely versatile space with a large window presenting views towards the Country Park. This room would make a beautiful reading room or playroom, depending upon your requirements.

## First Floor Accommodation

Ascending to the first floor you will find the galleried landing which benefits from beautifully ornate corniced ceilings. There are doors to principal rooms.

Bedroom one, a true sanctuary for relaxation, boasts a fabulous arched window to the front elevation. There is a comprehensive range of fitted bedroom furniture including numerous wardrobes, cupboards, drawers and two dressing tables. A walk-in wardrobe provides additional storage space. The en-suite also presents a front elevation arched window and comprises a panel enclosed corner bath with a handheld shower attachment, inset wash hand basin with storage beneath and a WC.



Bedroom two is a well-proportioned double room with a front elevation window and fitted furniture consisting of wardrobes, a dresser, bedside cabinets and overhead lockers. This bedroom also boasts the added convenience of an en-suite comprising a shower cubicle, inset wash hand basin with storage beneath and a WC.

Bedroom three, a further double room, offers a front elevation arched window, fitted wardrobes, overhead lockers and a dressing table.

Bedroom four is a lovely versatile space which may be utilised according to your requirements. It presents a front elevation arched window and a potential dressing area.

The family bathroom services bedrooms three and four and comprises a panel enclosed bath with a shower over, bidet, inset wash hand basin and a WC. A series of cupboards provide useful storage.



## Outside

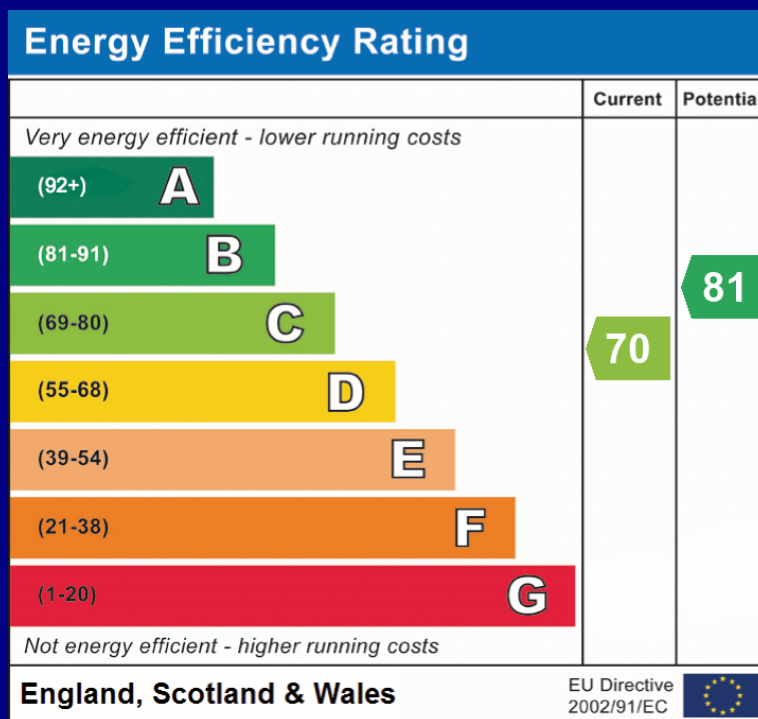
The property is situated in an exclusive, private, gated development within the grounds of the Royal Victoria Country Park. There are lovely communal gardens, a courtyard with pond and a gym with sauna for the use of residents. The dwelling also benefits from a double garage and residents parking.



The Chapel at Royal Victoria Country Park







**COUNCIL TAX BAND: G - Eastleigh Borough Council. Charges for 2026/27 £4027.52.**

**UTILITIES: Mains gas, electricity, water and drainage.**

**LEASEHOLD: Lease from 10th September 2001 to 24th June 2986. Peppercorn ground rent reviewed throughout lease term currently £1 per annum. Service charge currently £1098 per quarter (£4392 annually). Buildings insurance currently £1634 per annum.**

**SHARE OF FREEHOLD: 6.65%.**

**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)**

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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.