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## NETLEY HILL HOUSE, NETLEY HILL ESTATE, SOUTHAMPTON, SO19 6AN



**BEAUTIFULLY MODERNISED & SPACIOUS TWO BEDROOM APARTMENT, SITUATED ON THE FIRST FLOOR OF THIS IMPRESSIVE MANOR HOUSE. OFFERED WITH NO FORWARD CHAIN. VIEWING RECOMMENDED.**

**Offers Over £250,000 Leasehold**

This beautiful two bedroom apartment is located within an imposing and elegant manor house, with delightful communal gardens.

The property is within close proximity to road links for the M/A27. Nearby villages include Hedge End, Bursledon & Hamble which have an array of shops, restaurants and some lovely riverside and woodland walks, along with a vast range of sailing activities in Hamble and Bursledon.

The property is accessed by a communal driveway and has undergone many improvements. Internally the apartment has high ceilings, double glazed windows and gas fired central heating throughout.

The accommodation comprises of a lounge/diner, kitchen, two bedrooms and a bathroom. Externally, the communal grounds are beautifully maintained and there is ample communal parking for both residents and visitors.





**HALLWAY (1.94M x 1.09M):** Hardwood entrance door, brush mat and carpeted throughout. Doors to principal rooms. Built in storage cupboard. Radiator with thermostat control. Smooth plastered ceiling and light point.

**KITCHEN (2.43M x 1.80M):** Double glazed UPVC window to the front elevation. Matching wall and floor mounted units and matching drawers with wood effect work surfaces to three sides of the room. Tiled to principal areas. Stainless steel sink and drainer with mixer tap over. Four ring gas hob with a stainless steel extractor hood over and an electric fan assisted oven under. Wall mounted gas fired boiler. Ample power points. Vinyl floor covering. Smooth plastered ceiling and light point.



**LOUNGE DINER (6.07M x 3.36M):** Three double glazed UPVC windows to the front elevation. Wall mounted telephone intercom entry system. Ample power points and TV point. Two radiators with thermostat control and a freestanding home thermostat. Carpeted flooring. Smooth plastered ceiling and two light points.

**BATHROOM (2.30M x1.49M):** Obscured double glazed UPVC window to the front elevation. Panel bath with shower attachment and a wall mounted shower above. Tiled to principal areas. Low level WC. Wash hand basin with vanity unit beneath and a chrome mixer tap over. Chrome heated towel rail. Vinyl floor covering. Smooth plastered ceiling and ceiling light.



**MASTER BEDROOM (5.48M x 3.95M):** Three double glazed UPVC windows to the front elevation. Two radiators with individual thermostat control. Ample power points and telephone point. Carpeted flooring. Smooth plastered and coved ceiling with light point.

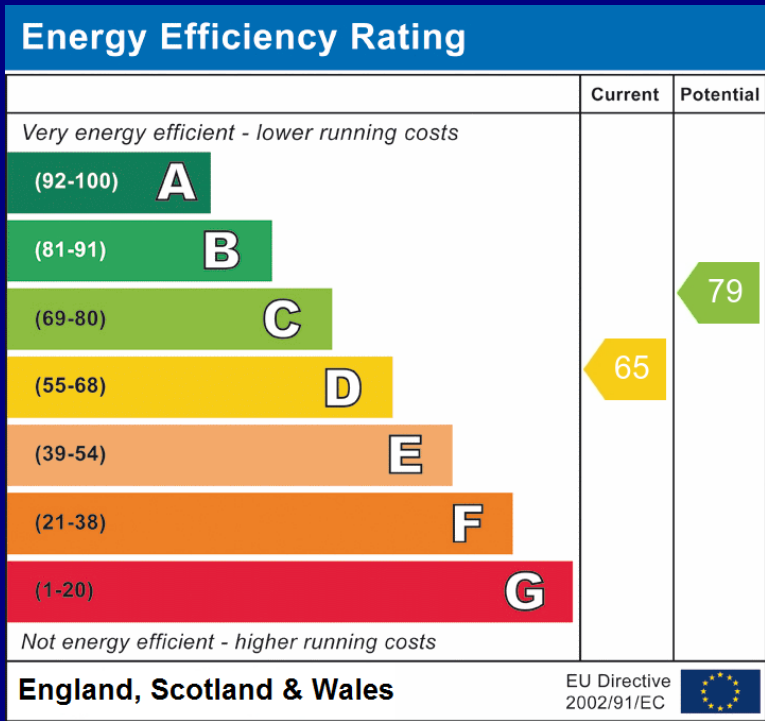
**BEDROOM TWO (4.32M x 2.24M):** Double glazed UPVC window to the front elevation. Decorative block glass windows. Radiator and ample power points. Smooth plastered ceiling and light point.

**Communal Area and Grounds**



Communal grounds.





**Council Tax Band: B - Eastleigh Borough Council. Charges for 2026/27 £1822.36.**

**Lease is a residue of 125 years from 17th January 2018.**

**Maintenance Charge for year ending 2025 £2029.05. 2026 maintenance charge: £2112.00.**

**Ground Rent: £125.00 payable every six months. (£250 per annum)**

**Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us on 02380 404055.**

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