

YOUR LOCAL INDEPENDENT ESTATE AGENCY  
ESTABLISHED SINCE 1938

**MANNS**  
**& MANNS**  
EST. 1938

VIEWINGS AVAILABLE 7 DAYS A WEEK  
TEL: 02380 404055



**NETLEY HILL HOUSE  
NETLEY HILL ESTATE  
SOUTHAMPTON  
SO19 6AN**



**SUPERBLY MODERNISED AND SPACIOUS TWO BEDROOM APARTMENT, WITH A PRIVATE TERRACE, SITUATED ON THE GROUND FLOOR OF AN IMPRESSIVE MANOR HOUSE. NO FORWARD CHAIN.  
VIEWING HIGHLY RECOMMENDED.**

**Guide Price £300,000 to £325,000 Leasehold**

A delightful and spacious two bedroom ground floor apartment located within an imposing and elegant manor house, offering lovely communal gardens which provide a sense of seclusion and serenity. The property is accessed by a communal driveway and has undergone many improvements including a programme of redecoration. Internally, the apartment boasts high ceilings, double glazed windows and gas fired central heating.

The accommodation comprises a hallway, lounge/diner, kitchen, two bedrooms, with a private terrace to the master, and a shower room. Externally, the communal grounds are beautifully maintained and there is ample communal parking for both residents and visitors alike.

Netley Hill Estate is within close proximity to the M/A27, making the setting ideal for commuters. Nearby villages include Hedge End, Bursledon & Hamble which have an array of shops, supermarkets, restaurants and some lovely riverside and woodland walks. Both Hamble and Bursledon offer a vast range of sailing and water based activities.

Don't miss out on the opportunity to make this your new home, call us today to arrange a viewing,



Approximate total area<sup>(1)</sup>  
724.74 ft<sup>2</sup>  
67.33 m<sup>2</sup>

(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.

GIRAFFE360





### Accommodation

Upon entering the property, you are greeted by the hallway offering doors to principal rooms and a large storage cupboard. The well-proportioned lounge diner sets the tone for the residence ahead, presenting a sense of grandeur, with high ceilings and sash windows boasting views over the communal grounds. The focal point of this room is a fireplace with space for a freestanding electric fire making this a lovely space to relax at the end of a busy day.





A door opens into bedroom one, a true sanctuary for relaxation. This generously sized double room benefits from windows to one wall, with a window bench beneath, providing delightful views over the communal gardens. A door opens directly onto a private, small, canopied terrace, offering a beautiful spot for a lazy Sunday morning breakfast! This bedroom boasts a feature fireplace and a useful storage cupboard.







Bedroom two offers a sash window with a window nook, offering views over the communal grounds. This bedroom also benefits from a built-in storage cupboard.



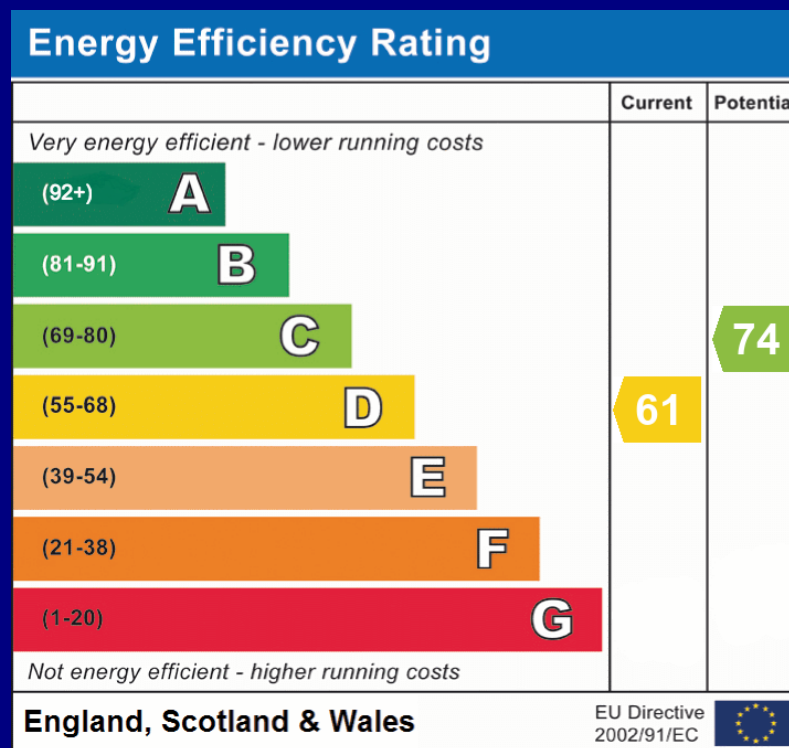
The well-equipped and contemporary kitchen comprises a range of matching wall and floor mounted units with a worksurface over. Integrated appliances include a Neff electric oven and microwave and an electric hob with an extractor hood above. There is space and plumbing for a washing machine and further appliance space. A 1½ bowl sink and drainer sit beneath a window with views over the gardens. The shower room benefits from an obscured window and comprises a large shower cubicle, wash hand basin and a WC.











**COUNCIL TAX BAND: B - Eastleigh Borough Council. Charges for 2025/26 £1,737.78.**

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

**LEASEHOLD:** Residue of 125 years from 18th of January 2018. Ground rent £125 paid twice annually.

**Service charge for 2025 is £2029.50 (reviewed annually).**

**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.