

YOUR LOCAL INDEPENDENT ESTATE AGENCY  
ESTABLISHED SINCE 1938

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

VIEWINGS AVAILABLE 7 DAYS A WEEK  
TEL: 02380 404055



**HAMBLESIDE COURT  
HAMBLE LANE  
HAMBLE  
SOUTHAMPTON  
SO31 4QE**



**FIRST FLOOR, ONE BEDROOM RETIREMENT APARTMENT OFFERING WATER VIEWS AND SITUATED IN THE HIGHLY REQUESTED VILLAGE OF HAMBLE. THE DEVELOPMENT OFFERS AN ON-SITE HOUSE MANAGER, COMMUNAL GARDENS LOUNGE AND KITCHEN, RESIDENTS PARKING AND GUEST FACILITIES. NO FORWARD CHAIN.**

**£140,000 Leasehold**



This beautiful one bedroom, first floor apartment is situated in a sought-after location in the village of Hamble and is in close proximity to public transport links, local amenities, green spaces, the picturesque River Hamble and Southampton Water. The development is designed specifically to accommodate and complement retirement and is ideal for those wishing to remain independent yet benefit from communal areas and a dedicated House Manager. The homeowners' lounge and kitchen provide a peaceful setting for socialising, and the beautifully landscaped gardens offer a relaxing area for picnics. A guest suite is available for a nominal fee when friends or family visit. The property also features a 24-hour emergency call system, and a secure entrance system to the building. Hambleside Court offers communal residents parking. The apartment itself is neutrally decorated throughout and benefits from electric heating, double glazing. The accommodation comprises a hallway, lounge/diner, kitchen, bedroom and a shower room. The dwelling further boasts a private balcony from which you are treated to views towards Southampton Water.







### Accommodation

Entry to the property is via a wooden front door, which opens into the hallway offering doors to all rooms and a useful linen cupboard. There is an emergency pull cord alarm system which has been installed throughout the accommodation, and carpeted flooring which flows into the lounge/diner and bedroom.

The well proportioned, light and airy lounge/diner boasts French doors opening out onto the a private balcony offering an idyllic spot for relaxing. From here you are treated to lovely views of Southampton Water beyond.



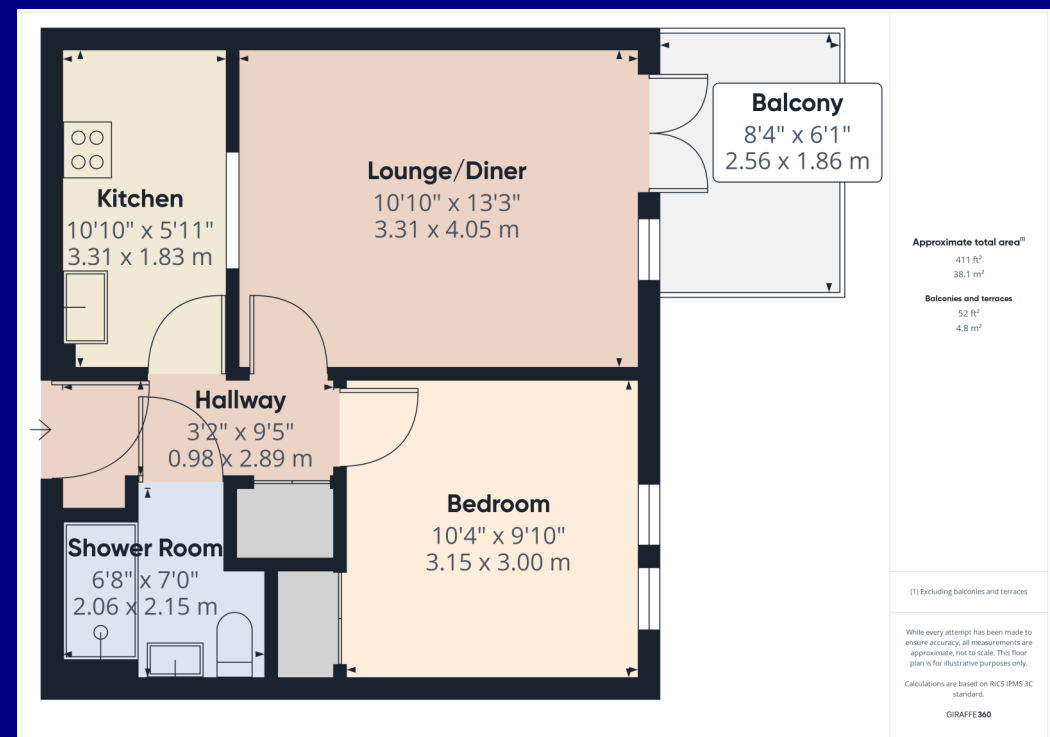
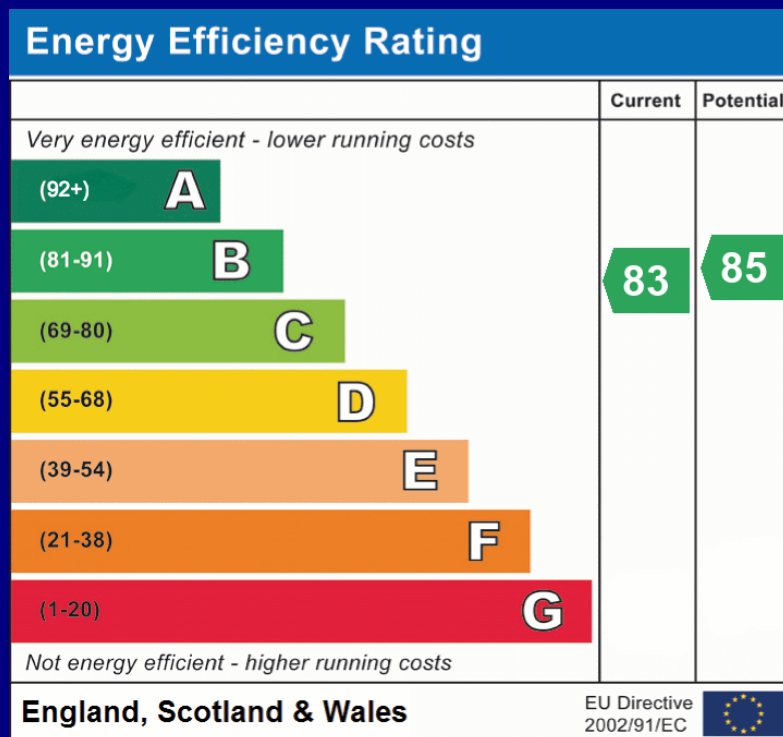
The kitchen comprises a range of matching wall and floor mounted units with a worksurface over. There is a built under electric oven with an electric hob above, space for a fridge/freezer and additional appliance space. An opening into the lounge/diner allows natural light into the room.

The bedroom is a good-sized double room with a built in double wardrobe. There are two windows overlooking the communal gardens and offering views towards Southampton Water.

The shower room is finished in a contemporary style and comprises a shower cubicle, pedestal wash hand basin and a WC. There is an extractor fan and tiling to principal areas.

Do not miss this opportunity to own a delightful property that combines comfort and convenience, in arguably one of the most desirable village locations on the South Coast. Contact us today to arrange a viewing.





**COUNCIL TAX BAND: A - Eastleigh Borough Council. Charges for 2025/26 £1,535.03.**

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

**LEASEHOLD DETAILS:** Residue of 999 years from 1st January 1985. No ground rent. Service charge currently £274 57 per month, payable to Anchor. Reviewed annually on 1st April. Sinking fund payable upon completion of sale by the current owner, 1.80% of the purchase price of the property multiplied by every year and complete month of ownership.

**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.