

YOUR LOCAL INDEPENDENT ESTATE AGENCY  
ESTABLISHED SINCE 1938

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

VIEWINGS AVAILABLE 7 DAYS A WEEK  
TEL: 02380 404055



**ADMIRALS COURT  
HAMBLE  
SOUTHAMPTON  
SO31 4LT**



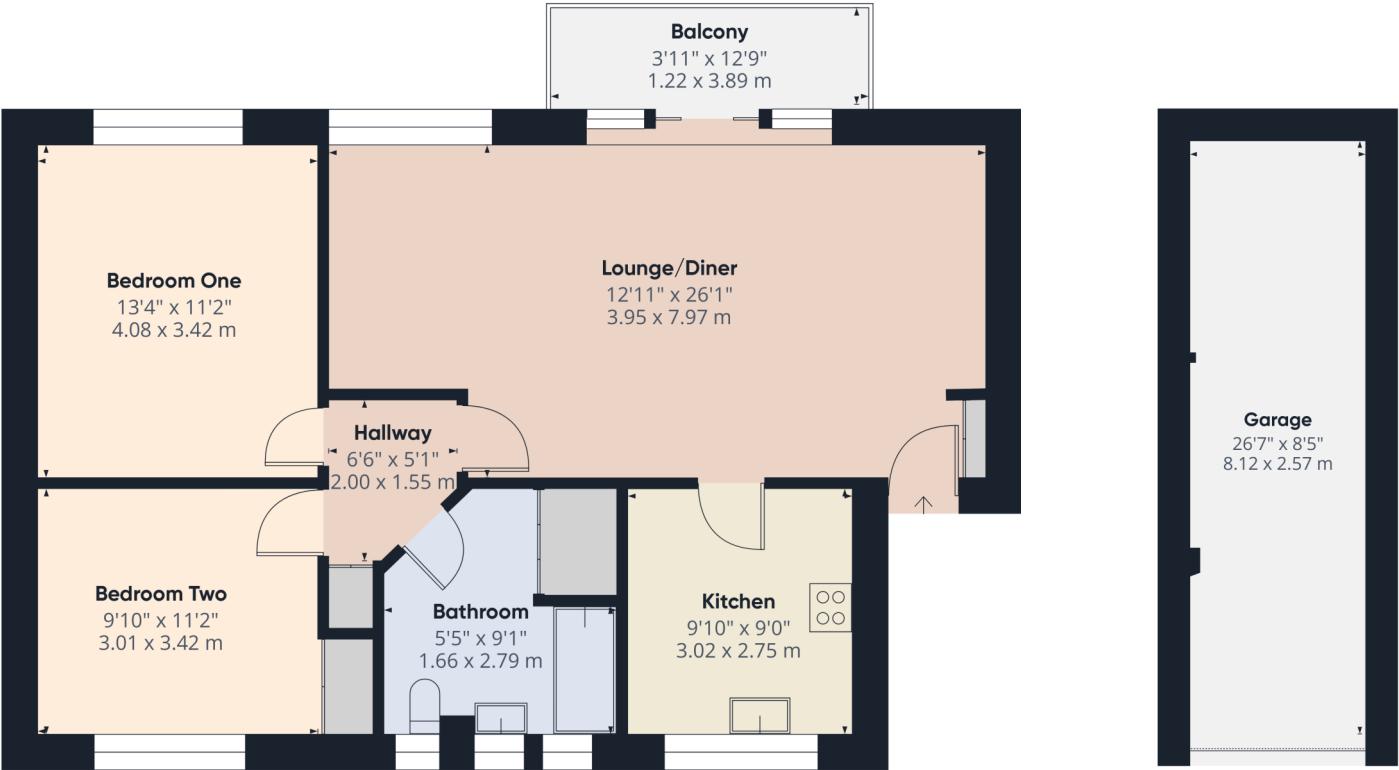
**BEAUTIFULLY PRESENTED FIRST FLOOR APARTMENT WITH TWO DOUBLE BEDROOMS, GARAGE, AND DELIGHTFUL COMMUNAL GARDENS, SITUATED IN THE SOUGHT AFTER SAILING MECCA OF HAMBLE. THE PROPERTY BOASTS CLOSE PROXIMITY TO THE WATERFRONT AND MARINAS. VIEWING HIGHLY RECOMMENDED.**

**£325,000 Leasehold**

We are delighted to market this lovely first floor, purpose built, two bedroom apartment, located in the heart of the sailing mecca of Hamble. The property offers, in our opinion, the ideal 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 village centre; however, it boasts a host of amenities just a short stroll from the apartment. Well maintained and neutrally decorated throughout, this turnkey property offers the new owner the opportunity to move with minimal fuss.

A security entrance allows access to the apartments. The accommodation comprises a spacious lounge/diner, with a balcony, kitchen, two double bedrooms and a bathroom. Outside, there is a garage in a block, 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<sup>(1)</sup>**

1038 ft<sup>2</sup>  
96.5 m<sup>2</sup>

**Balconies and terraces**

51 ft<sup>2</sup>  
4.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## 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 stepping into the property, you are immediately greeted by a well-proportioned, light and airy lounge diner, perfect for relaxing. French doors open onto the balcony which offers a lovely spot for that early morning coffee or lazy Sunday brunch. The lounge area benefits from fitted media cabinetry combining a range of display shelves and cupboards. To one side is a double cupboard with hanging space. The dining area offers a window with views over the communal gardens. There are doors into the hallway and kitchen.







The modern fitted kitchen comprises a comprehensive range of matching wall and base units with a worksurface over. A 1½ bowl sink and drainer sit beneath a front elevation window. Integrated appliances include an electric oven, microwave, induction hob, dishwasher and a fridge/freezer.



The hallway provides doors into the bedrooms and bathroom and presents a handy built-in cupboard.

Bedroom one is a light filled and well-proportioned room with a rear elevation window providing lovely views of over the communal gardens.

Bedroom two, another double room, offers a rear elevation window and built-in wardrobe.

The stylish and contemporary bathroom comprises a p-shaped panel enclosed bath with a rainfall effect shower over, concealed cistern WC and a wash hand basin with various vanity units beneath. A built-in cupboard houses the hot water tank and offers space and plumbing for a washing machine.



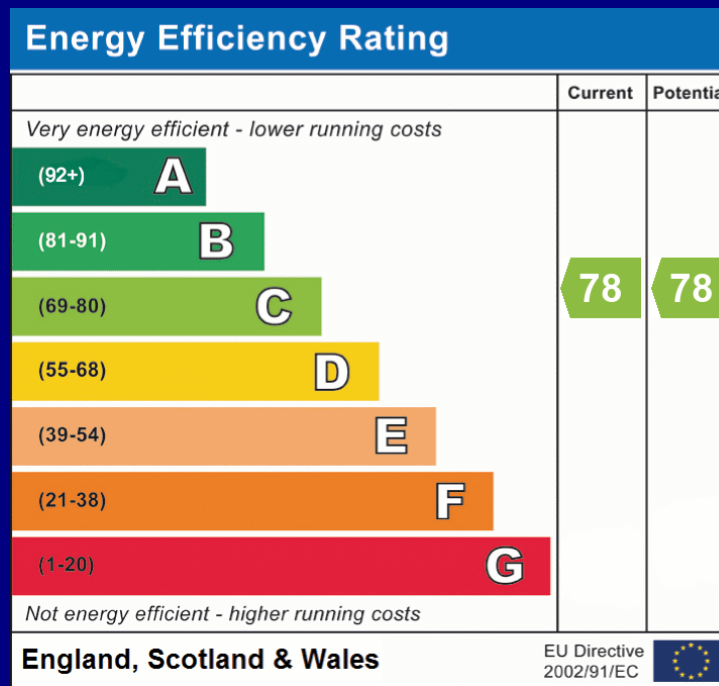


## Outside

Outside, the property benefits from a tandem garage with an up and over door, power and lighting. Admirals Court offers residents/visitors parking on a non-allocated basis and well-maintained communal gardens.







**COUNCIL TAX BAND: D** Eastleigh Borough Council. Charges for 2025/26 £2302.54.

**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:** 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](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.