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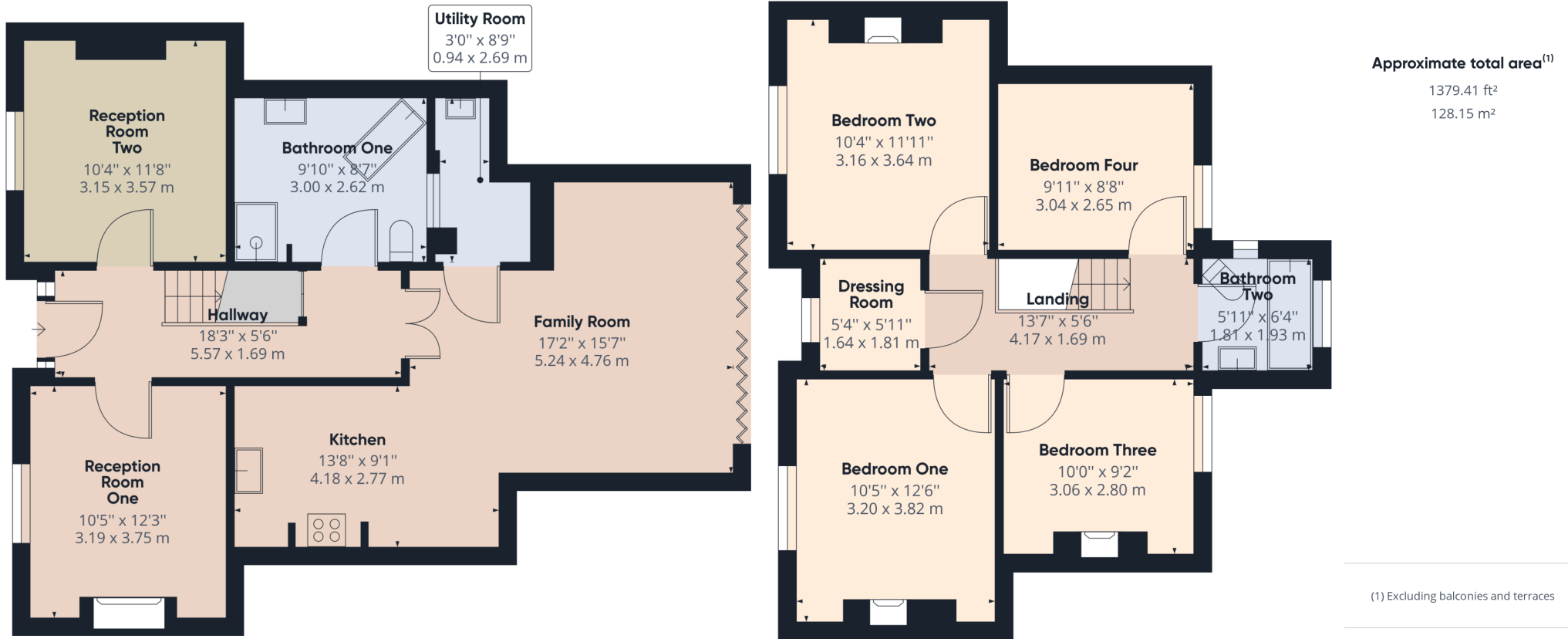
VICTORIA ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5DQ



EXTENSIVELY AND SYMPATHETICALLY REMODELLED BY THE CURRENT OWNER, THIS ELEGANT FOUR-BEDROOM, VICTORIAN, DOUBLE FRONTED, TERRACED HOUSE IS IDEALLY LOCATED IN CLOSE PROXIMITY TO SOUTHAMPTON WATER, ROYAL VICTORIA COUNTRY PARK AND LOCAL AMENITIES. EARLY VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE BOTH THE ACCOMMODATION AND LOCATION ON OFFER.

Guide Price £600,000 Leasehold

Nestled in the heart of Netley Abbey, in close proximity to Royal Victoria Country Park, the waterfront and the historical Netley Abbey ruins, this beautiful four-bedroom terraced period property (circa 1856) has been tastefully modernised by the current owner to offer flexible, contemporary living, whilst still maintaining various original features. Arranged over two floors, the ground floor comprises of an entrance hallway, two reception rooms, a large kitchen/family room, utility room and a bathroom. To the first floor there are four double bedrooms, a further bathroom, and a walk-in wardrobe, which offers potential for re-modelling into an en-suite bathroom. Externally, to the front of the property there is a driveway providing off road parking. There is an enclosed garden and terrace to the rear.



(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.

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Netley Abbey

Netley Abbey 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.

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 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 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.





Ground Floor Accommodation

Hallway: Impressive entrance hall with a smooth plastered, high ceiling, two ornate ceiling roses and a picture rail. Stairs to first floor landing with an attractive balustrade. Doors to principal rooms. Understairs storage cupboard. Decorative wood panelling. Cupboard housing the electrical consumer unit. Exposed original floorboards. Georgian style French doors opening into the open plan kitchen/family area.

Reception Room One (3.76M maximum measurement 3.21M): Georgian style, double glazed UPVC sash window to the front elevation. Feature fireplace with a gas living flame fire, marble hearth, decorative tiling and wooden surround. Fitted shelving, overhead lighting and cupboards each side of the chimney breast. Double radiator, ample power points and a TV point. Continuation of the exposed original floorboards. Smooth plastered ceiling with an ornate ceiling rose and pendant light.



Reception Room Two (3.60M maximum measurement x 3.18M): Georgian style, double glazed UPVC sash window to the front elevation. Fireplace with a wooden mantle. Fitted shelving, overhead lighting and cupboards each side of the chimney breast. Double radiator and ample power points. Continuation of the exposed original floorboards. Smooth plastered ceiling with an ornate ceiling rose and pendant light.

Bathroom One: Sympathetically remodelled to include a claw foot, roll top bath with a chrome mixer tap and telephone shower attachment over. Large walk-in shower cubicle. High level toilet. Large wash handbasin with a chrome mixer tap over. Half height decorative wood panelling to the walls. Georgian style, double glazed UPVC, obscured sash window. Continuation of the exposed original floorboards. Radiator. Smooth plastered ceiling with recessed spotlighting.

Utility Room (2.75M x 1.57M reducing to 0.92M): High ceiling with an electric Velux window and ceiling light. Comprising of wall and floor mounted units with a solid wooden worksurface over. Space and plumbing for a washing machine and tumble dryer. Stainless steel basin and drainer with a mixer tap over.



Kitchen Family Room (5.28M reducing to 3.02M x 4.79M reducing to 3.39M): The kitchen comprises of a range of shaker style wall and floor mounted units and an area of open shelving. Glass fronted display cabinet with integral lighting. Solid wooden worksurface with matching upstands. 1½ bowl stainless steel sink and drainer with a mixer tap over. Space for a range cooker within the chimney breast with an extractor hood and brick effect, tiled splash-back. Integrated Smeg dishwasher. Space for an American style fridge freezer. Cupboard housing a Worcester combination boiler. Smooth plastered ceiling with a ceiling light.

The family living area boasts a vaulted, smooth plastered, sloping ceiling with three Velux windows fitted with electric opening blinds. There is a further electronically operated skylight between the kitchen and living area, allowing natural light to flood into the room. Space for a wall mounted TV. Ample power points and a TV point. Bi-folding doors opening onto the terrace. Bamboo flooring. Vertical radiator. Pendant light and downlighters. Half glazed door into the utility room



First Floor Accommodation

Landing: Doors to principal rooms. Continuation of the attractive balustrade. Exposed original floorboards. Radiator and a power point. Smooth plastered ceiling with an ornate ceiling rose and pendant light.

Bedroom One (3.20M x 3.46M): Generous in size with a chimney breast and feature cast iron fireplace. Georgian style, double glazed UPVC sash window to the front elevation. Exposed original floorboards. Ample power points and a radiator. Smooth plastered ceiling with a ceiling light and picture rail.

Bedroom Two (3.28M x 3.16M): Generous in size with a chimney breast and feature cast iron fireplace. Georgian style, double glazed UPVC sash window to the front elevation. Exposed original floorboards. Ample power points and a radiator. Smooth plastered ceiling with a ceiling light and picture rail.



Bedroom Three (3.06M x 2.80M): Chimney breast with a feature cast iron fireplace. Georgian style, double glazed UPVC sash window to the rear elevation. Exposed original floorboards. Radiator. Smooth plastered ceiling with a ceiling light, picture rail and loft access.

Bedroom Four (3.04M x 2.65M): Georgian style, double glazed UPVC sash window to the rear elevation. Exposed original floorboards. Radiator. Smooth plastered ceiling with a ceiling light and picture rail.

Bathroom Two: Stylishly remodelled to include a panel enclosed bath with a mixer tap and Mira electric shower over. Corner WC and a pedestal wash handbasin with a mixer tap. Chrome heated towel radiator. Georgian style, double glazed UPVC obscured sash window to the rear elevation and a further double glazed UPVC obscured window to the side. Fully tiled walls and a fitted, recessed mirror. Tiled effect floor with underfloor heating. Smooth plastered ceiling with recessed spotlighting and a vaulted area housing a Velux window.

Dressing Room: Currently utilised as a dressing room, this area offers potential for further development into an en-suite bathroom. Georgian style, double glazed UPVC sash window to the front elevation. Exposed original floorboards. Radiator. Smooth plastered ceiling with a ceiling light and picture rail.



External To Property

Front of Property: Accessed via gates the herringbone effect tiled pathway is flanked either side by a low maintenance, pea shingle driveway, providing off-road parking. A low-level white wall encompasses the driveway. External meter cupboards. The elegant wooden front door is slightly recessed and retains obscured glass windows to either side.



Rear Garden: Accessed via bi-folding doors onto the porcelain travertine tiled effect terrace. Enclosed and bounded by a combination of walls and timber fencing. Mainly laid to lawn. Brick boarder shingle area with an ornamental cherry tree. Garden shed with light and electric, patio area and external lighting to some of the trees and patio area. A mixture of shrubs to the side of the garden pond. Outside tap and a side pedestrian gate.

Local Scenery




Royal Victoria Country Park



Local Scenery

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND: D
Eastleigh Borough Council
UTILITIES: TBC

LEASEHOLD: For the residue of 999 years from 25th December 1857 (currently 833 years)
Current owner is the head leaseholder which incorporates 4 additional dwellings.

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



Tel: 02380 404055 Web: www.mannsandmanns.co.uk

1 & 2 Brooklyn Cottages
 Portsmouth Road



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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.