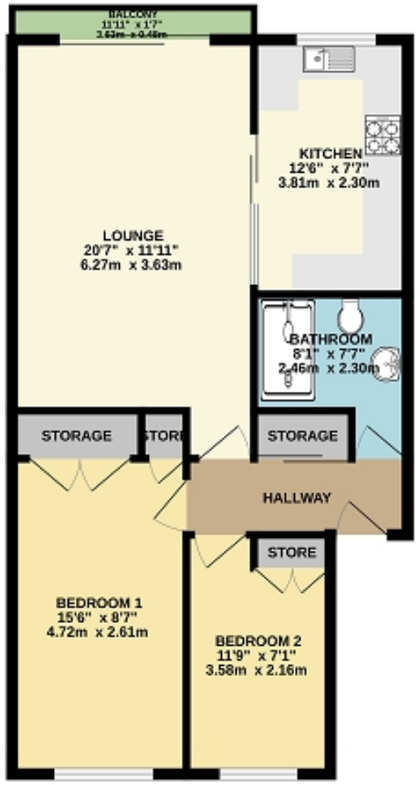
GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 657 sq.ft. (61.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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BRAMBLES

ASKING PRICE

£198,000

Leasehold

Victoria Road, SO31 5BX

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



Victoria Road, Netley Abbey, SO31 5BX

2 Beds - 1 Baths

Brambles is pleased to welcome to the market this spacious two-bedroom apartment in Netley, boasting beautiful views across Southampton Water, ample storage and a peaceful setting close to local amenities and Royal Victoria Country Park.

FEATURES

- No onward chain
- Two double bedrooms
- Scenic views across Southampton water
- Large lounge
- Allocated parking space
- Reasonable service charge and ground rent









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Bursledon | Warsash | Mayfair



Ideally positioned to enjoy beautiful views across Southampton Water, this apartment benefits from a fantastic coastal setting. The historic Royal Victoria Country Park is just moments away, while local shops, a pub, library and sailing club are all within easy walking distance. Netley train station is also less than a mile away, offering convenient connections further afield.
Upon entering the apartment, you are welcomed by a well-appointed hallway with a large fitted storage cupboard, leading through to a spacious lounge featuring sliding doors opening onto a Juliet balcony. This allows plenty of natural light to flood the room while providing lovely views across the water. The kitchen is conveniently accessed from the lounge, while two well-proportioned double bedrooms, both benefiting from built-in storage, complete the accommodation.
Further benefits include ample storage throughout, an impressive lease of over 900 years remaining, sensible service charges and ground rent, and access to peaceful communal grounds surrounded by attractive green space, providing a pleasant setting to relax and unwind.



Hallway
Wooden door, fitted carpet, skirting boards, radiator, fitted double wardrobe, doors leading to all rooms.

Lounge (20' 7" x 11' 11") or (6.27m x 3.63m)
Fitted carpet, skirting boards, two radiators, double glazed , frosted glass panels overlooking the kitchen, sliding doors onto a Juliet balcony.

Balcony (11' 11" x 1' 7") or (3.63m x 0.48m)
Metal juliet balcony with views over Southampton water.

Kitchen (12' 6" x 7' 7") or (3.81m x 2.30m)
Wooden sliding doors, tiled flooring, matching base and wall units, space for fridge freezer and washing machine, integrated electric oven and grill, four point gas hob, one and a half ceramic sink with a drainer and a chrome mixer tap, extractor hood, Worcester combi boiler, tiled splash backs, double glazed window to the back.

Bathroom (8' 1" x 7' 7") or (2.46m x 2.30m)
Tiled flooring, hand wash basin set into a work top with a fitted vanity unit underneath and a chrome mixer tap, fully tiled walls, chrome ladder style heated towel rail, large walk in electric shower with a handheld shower attachment, low level WC with a push system, coving, extractor fan.





Bedroom 1 (15' 6" x 8' 7") or (4.72m x 2.61m)
Fitted carpet, skirting boards, large fitted wardrobe with railing and shelving, fitted storage cupboard, radiator, double glazed window to the front.

Bedroom 2 (11' 9" x 7' 1") or (3.58m x 2.16m)
Fitted carpet, skirting boards, radiator, double glazed window to the front, double fitted wardrobe.

Other
Eastleigh Borough Council Tax Band C £2084.51 2026/27 charges.
Lease details:
Over 900 years left on the lease
Service charge - Approx. £1200 per year
Ground rent - £20 per year









Brambles Estate Agents Ltd have not checked the suitability, specifications or working conditions of any services, appliances or equipment. The enforceability and validity of any guarantee cannot be confirmed by the Agent even though documents may exist. It should not be assumed that any fittings or furnishings photographed are included in the sale unless specified; nor that the property remains as shown in the photograph.