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Ferrymans Quay

Netley Abbey, Southampton, SO31 5RA

Guide Price £450,000

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- GUIDE PRICE £450,000 - £475,000
- 30' OPEN PLAN LIVING ROOM
- DOWNSTAIRS WC & STUDY AREA
- DECKING SEATING AREA AND BALCONY
- EASY ACCESS TO SHOPS & COUNTRY PARK
- WATERSIDE LOCATION
- BATHROOM & SEPARATE SHOWER ROOM
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING
- NO FORWARD CHAIN

Tel: 023 8045 8054

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GUIDE PRICE - £450,000 - £475,000 A wonderful opportunity to acquire this unique two bedroom mews house with uninterrupted water views just a stones throw away from Royal Victoria Country Park. The property comprises; Ground Floor, Open plan Living Room and Kitchen Cloakroom, Double Doors leading to Private Decking seating area with Panoramic Water Views. Upstairs there are Two Double Bedrooms one with Private Balcony overlooking the Water, Shared Dressing Room with Bathroom and Separate Shower Room, Fitted Study area on landing. Further features include allocated parking and outside storage.

The ancient village of Netley Abbey is situated between the City of Southampton and the historic village of Hamble. The village gets its name from the ruined Cistercian Abbey which was founded by Peter des Roche, Bishop of Winchester in 1239 under the patronage of Henry III and later sacked by Henry VIII. The village boasts many local amenities and shops including, Co-op, bakers, pharmacy, hair dressers, post office, library and an award winning fish & chip shop. There is also the Royal Victoria Country Park, formerly the site of The Royal Victoria Hospital and now 220 acres of waterside parkland and woodland. Communication links include a train station with connections to Southampton and Portsmouth, road access to M27, M3 and Southampton International Airport.

ENTRANCE
Brick retaining wall with shrubs, evergreens and bushes, steps leading up to pathway with access to 'C-Side', No.5 and adjacent properties, raised area with pebble and brick paved area with balustrade to one side, wooden built-in storage shed housing plumbing for washing machine, main front door with frosted glazed panels, leading to:

HALLWAY
Distressed painted wooden floor, ceiling spotlights, painted panelling, balustrade staircase rising to first floor with under stairs storage cupboard, alarm system, Dimplex heater. door to:

CLOAKROOM
Tiled to half wall level, concealed cistern w.c, frosted glazed window to side aspect, wooden plinth with contemporary rectangular wash hand basin with mixer tap, Dimplex heater, access into loft storage space, spotlight.

LIVING ROOM
Angular in shape, measuring approximately 30'8" maximum x 21'0" maximum. Living Area: Feature wood framed double glazed bi-folding doors leading to decked area with outstanding views over the waterfront, stripped wooden flooring, electric heater with wooden cover over, central chimney breast with open fire (not tested), granite hearth with low level shelving either side and storage cupboards, panelling to either side with spotlights, matching panel to other wall with shelf and wall light, square opening leading to: Dining Area: Dimmer switch, matching flooring, windows to front aspect, power points, electric heater, door to hallway, square opening leading to: Kitchen: Comprehensive range of matching wall and floor units with white granite surface, range of drawers and storage cupboards, integrated appliances including fridge and freezer with matching doors, peninsular style divide leading to dining area, four ring electric hob with chrome fronted double oven and grill under, glass splashback with extractor hood, fan and light over, under unit spotlights, window to front aspect, power points, ceiling spotlights, matching wooden flooring, stainless steel sink with granite drainer to one side and mixer tap and cupboard space under.

FIRST FLOOR
Galleried landing / study area, this area measures approximately 16'0" x 8'9", measurements taken from approximately 3'6" off floor level with slight eaves to ceiling restricting headroom, work station and range of storage cupboards, two Velux skylight windows, painted floorboards, balustrade, ceiling spotlights, doors to primary rooms.

BEDROOM 1
16' 3" x 15' 7" maximum (4.95m x 4.75m) Eaves to ceiling restricting headroom, painted floorboards, electric heater, ceiling spotlights, radiator, range of built-in wardrobes to one wall with hanging space and shelving, double glazed twin doors leading to decked balcony with views of the waterfront, inter-linking door to:

DRESSING ROOM
12' 3" x 5' 7" (3.73m x 1.7m) Window to front aspect, raised surface with storage under to either side of roof, painted floorboards, interlinking door to bedroom 2, door to:

SHOWER ROOM
8' 4" x 5' 9" (2.54m x 1.75m) Measurements taken from approximately 4'4" off floor level with slight eaves to front ceiling restricting headroom, Velux skylight window, ceramic tiled surrounds, close coupled w.c with twin flush, wooden plinth with circular wash hand basin with mixer tap and storage cupboards under, ceiling spotlights, extractor fan, shower with drying area to one end, drench style hood, glass screen, electric heater.

BATHROOM
8' 4" x 6' 0" (2.54m x 1.83m) Measurements taken from approximately 4' off floor level with slight eaves to ceiling restricting headroom, Velux skylight window to rear aspect, tiled flooring, electric heater, double ended bath with central mixer tap and separate shower attachment, tiled surrounds, wall mounted wooden plinth with circular wash hand basin and cupboard space under, ceiling spotlights, extractor fan, shaver point, close coupled w.c with twin flush.

BEDROOM 2
11' 4" x 11' 0" (3.45m x 3.35m) Dormer window to front aspect, slight eaves to ceiling restricting headroom, stripped and painted floorboards, power points, ceiling spotlights, Dimplex heater, door to landing and door to dressing room.

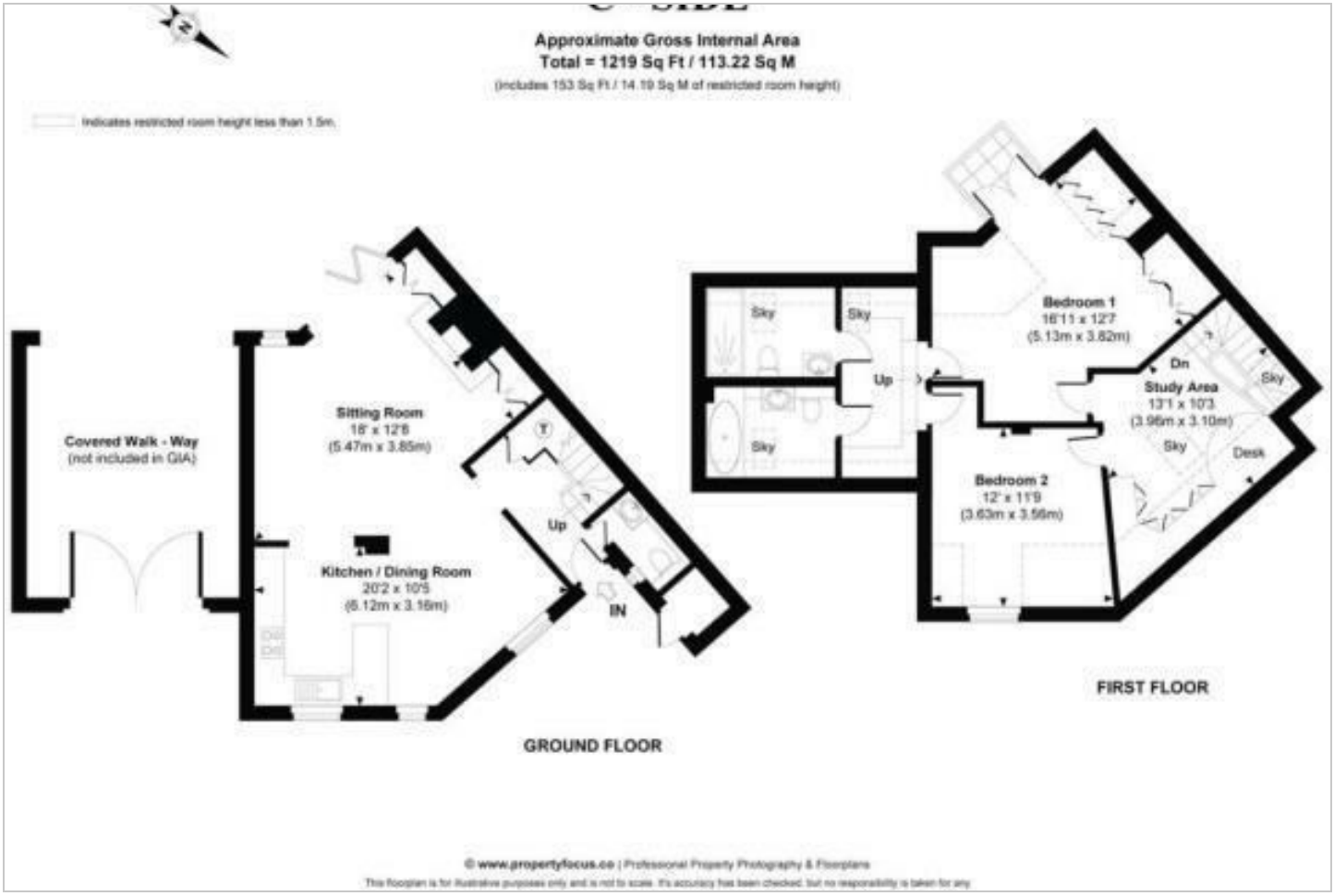
OUTSIDE
To the front is brick retaining wall with flower borders, shrubs, evergreens and bushes, steps leading to pathway and covered area with door to 'C-Side', outside storage cupboard with plumbing for washing machine, bin cupboard, entrance porch.

On the first floor, accessible from the master bedroom is a small terraced area with balustrade and outstanding views of the harbour.

On the ground floor accessible from double gates is a walk through covered area, underneath the adjacent property providing access for neighbouring properties to a central paved patio area and the sea defences with a rope balustrade, accessible from the living room is a decked area with wooden and rope balustrade.

Across the road is a gated car parking area for residents only with space for three cars and a wooden built storage shed.

Floorplan


Approximate Gross Internal Area
Total = 1219 Sq Ft / 113.22 Sq M
(includes 153 Sq Ft / 14.19 Sq M of restricted room height)
Indicates restricted room height less than 1.5m
Covered Walk - Way
(not included in GIA)
Sitting Room
18' x 12'8
(5.47m x 3.85m)
Kitchen / Dining Room
20'2 x 10'5
(6.12m x 3.18m)
Up
IN
GROUND FLOOR
Sky
Sky
Sky
Up
Bedroom 1
16'11 x 12'7
(5.13m x 3.82m)
Dn
Study Area
13'1 x 10'3
(3.96m x 3.10m)
Sky
Sky
Desk
Bedroom 2
12' x 11'9
(3.63m x 3.56m)
FIRST FLOOR
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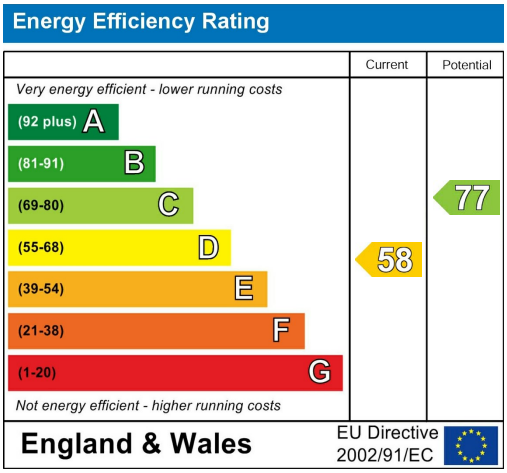


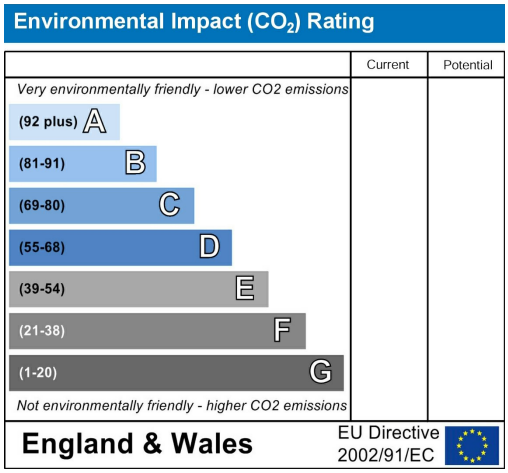






Energy Efficiency Graph





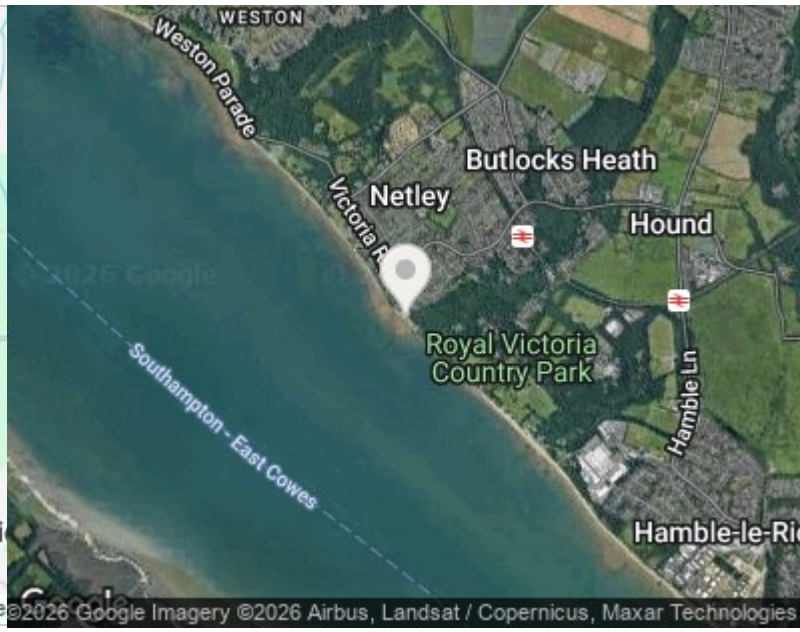
Viewing

Please contact our Hunters Netley Abbey Office on 023 8045 8054 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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The Property Ombudsman