



11 Hamble Cliff House, Hamble,
Southampton, SO31 4HY

HAMBLE
ESTATE AGENCY

team

Hamble Cliff House – OIEO £300,000

An elegant recently decorated 2 bedroom 2 bathroom top floor apartment, part of a Grade II listed manor house in gated grounds, with views of Southampton Water. Boasts private balcony, tennis court, landscaped gardens and parking.

* 2 DOUBLE BEDROOM PERIOD APARTMENT GRADE II LISTED * PRIVATE GATED DEVELOPMENT ON SOUTHAMPTON WATER * WEST FACING * 2 BATHROOMS * BALCONY WITH WATER VIEWS * QUIET LOCATION * TENNIS COURT * SHARE OF FREEHOLD * RESIDENT'S & VISITOR'S PARKING





11 Hamble Cliff House, Hamble

Approach to the property is along a private road leading to electronic gates and stunning grounds, located on the waterfront. This elegant apartment is situated on the second floor (top) with entrance door leading in to the spacious Hallway, with all doors leading from here. The **Living Room** is a twin aspect with French doors opening onto the Balcony, with stunning **views over Southampton Water**, communal grounds and tennis court. There is a feature fireplace with inset electric fire. The **Kitchen** is fitted with a matching range of wall and base units, with roll edge work tops, stainless steel sink, four ring inset gas hob with fitted electric oven below and extractor fan above, space and plumbing for automatic washing machine and dishwasher, with integrated fridge/freezer complementary tiling and a breakfast bar fitted to the window end of the kitchen with lovely leafy views.

The **Master Bedroom** is a good size double room with built in double wardrobes to each side and overhead cupboards, as well as a matching built in dressing table, with views to a leafy aspect. **En Suite Bathroom**, with corner bath with mixer style taps and attachable shower, pedestal wash hand basin, WC, heated towel rail and extractor fan. The **Second Bedroom** is a beautiful guest room with stunning views over the tennis court, communal grounds and Southampton Water, with built in wardrobes to each side of the bed and overhead cupboards with matching dressing table. **Family Shower Room** with double width corner shower cubicle fitted with a mixer shower and large shower head as well as a hand held detachable shower, wash hand basin, WC, half height tiling to walls and fully tiled within the shower and extractor fan.

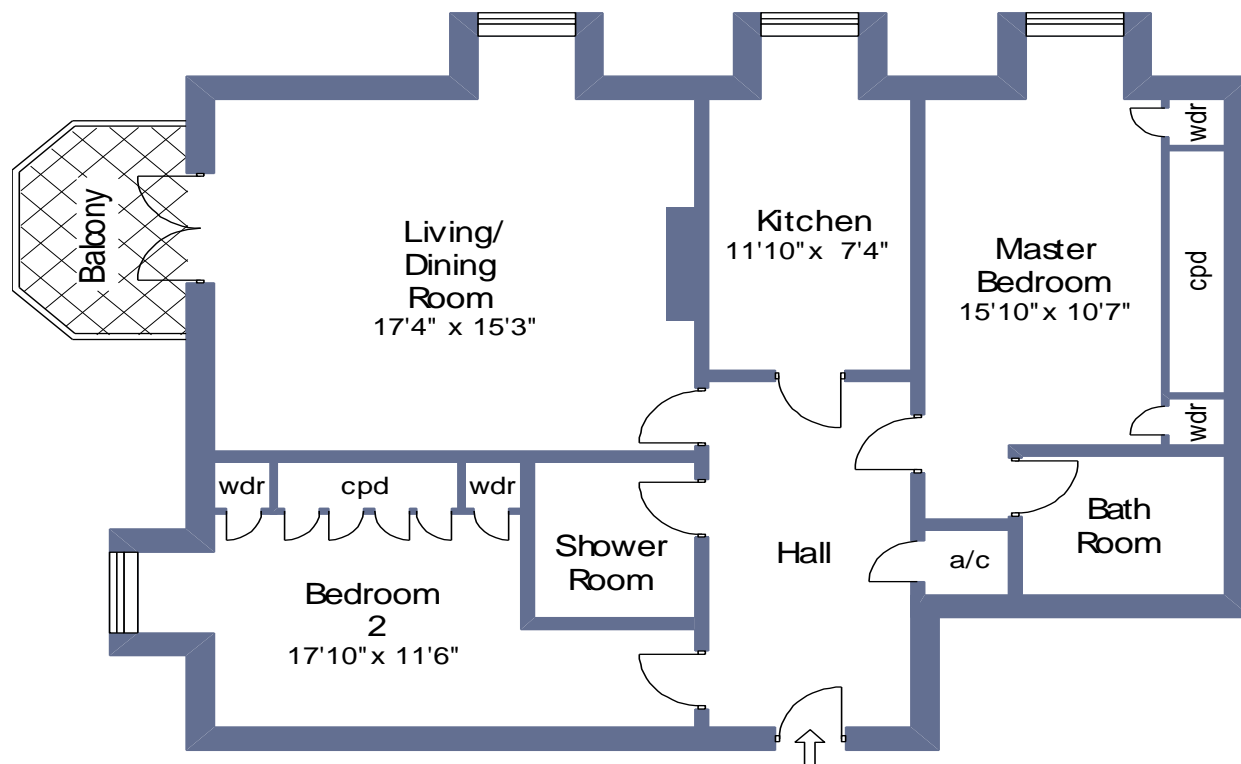
The **Communal Gardens** are beautifully landscaped, enjoying wonderful views over Southampton Water, enclosed and private with a tennis court and barbeque area.

There is allocated and visitors **parking**.

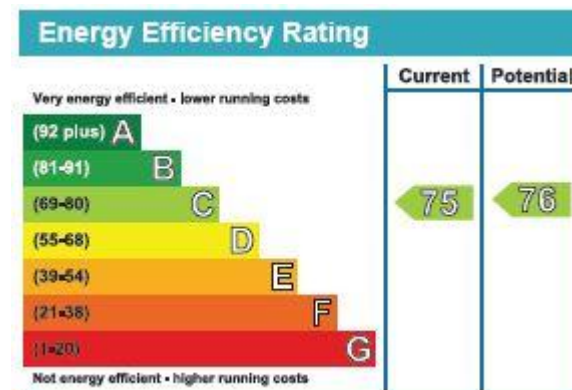
GENERAL - Valiant combination boiler fitted in the kitchen, gas central heating. Airing / storage cupboard with shelving. There is a lockable storage room 8' x 10' situated in the cellar of the building and a dedicated Boat park area (partially used for refuse bins).

Maintenance Charges: Approx £600 twice yearly for maintenance. £100 per month towards the sinking fund. The maintenance fee includes water rates and buildings insurance.





Approx GrossFloor Area = 1020.66sq. Feet



Worthy House, High Street, Hamble, Southampton SO31 4HA

Tel: 023 80 455055 Fax: 023 80 454062

Email: post@hambleestateagency.com

teamprop.co.uk

DISCLAIMER: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see Consumer Protection from Unfair Trading Regulations 2008 - http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/281123/Consumer_Protection_from_Unfair_Trading_Regulations_2008.pdf

DATA PROTECTION ACT 1998 Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the TEAM Association Consortium Company of which it is a member and TEAM Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.