

Station Road, SOUTHAMPTON, Hampshire

Guide Price: £225,000



Morris Dibben

Light-filled living, generous space and a village lifestyle by the water.

Offering approximately 678 sq ft (63 sq m) of beautifully bright accommodation, this spacious two-bedroom upper-floor apartment in Benjamin Court combines modern interiors with the opportunity to enjoy everything that makes Netley Abbey such a special place to live.

Natural light brings this home to life throughout the day. Morning sunshine pours into the two well-proportioned bedrooms, while later in the day the lounge/diner enjoys the afternoon and evening light. Its lovely bay windows welcome light from three sides, creating an inviting setting for everything from a quiet afternoon with a book to dinner with friends.

The modern kitchen is another standout feature. Bright and generously proportioned, it centres around an island that provides useful preparation space and a sociable focal point, somewhere to chat over coffee while breakfast is being made or catch up as dinner comes together.

Both bedrooms offer comfortable accommodation, with the flexibility to create a guest room or space to work from home, depending on your needs. A modern bathroom completes an apartment whose generous proportions give it a wonderfully spacious feel.

Outside, the property benefits from one parking space, visitor parking and a sizeable, locked cycle store, making it easy to embrace the area's outdoor lifestyle. Pets are also welcome, adding to its appeal for buyers hoping to enjoy the nearby walks with a four-legged companion.

Life here extends well beyond your front door. Within walking distance, Netley village offers everyday essentials alongside cafés, places to eat and the welcoming Prince Consort pub. Whether you are picking up groceries, meeting friends for lunch or treating yourself to a takeaway, there is plenty close at hand.

For the larger weekly shop, Tesco Extra on Hamble Lane in Bursledon is approximately 1.8 miles away, offering a convenient choice for groceries and household essentials. Everyday services are also close at hand, with Blackthorn Health Centre on Satchell Lane approximately 0.9 miles away, Harrier Veterinary Surgery on Hamble Lane around 1.1 miles away, and dog grooming on Westwood Road approximately 0.3 miles away. These nearby conveniences add to the appeal of a home that combines village living with practical everyday needs.

The shores of Southampton Water are a short stroll away, offering waterside walks and the chance to unwind as the sun sets. Nearby Royal Victoria Country Park adds woodland, open parkland and shoreline to explore, ideal for leisurely weekends, morning walks or simply taking a break in the fresh air.

For those drawn to life on the water, the sailing opportunities around Netley and the nearby Hamble marinas bring another dimension to the location. Rail and bus links within walking distance also make this a practical base for commuting and days out.

Whether you are buying your first home, seeking a comfortable downsize or looking for a convenient base near the coast, this bright and spacious apartment deserves a closer look. Arrange your viewing to experience the space, light and setting for yourself.

Distances are approximate and measured in a straight line; walking and driving routes will vary.









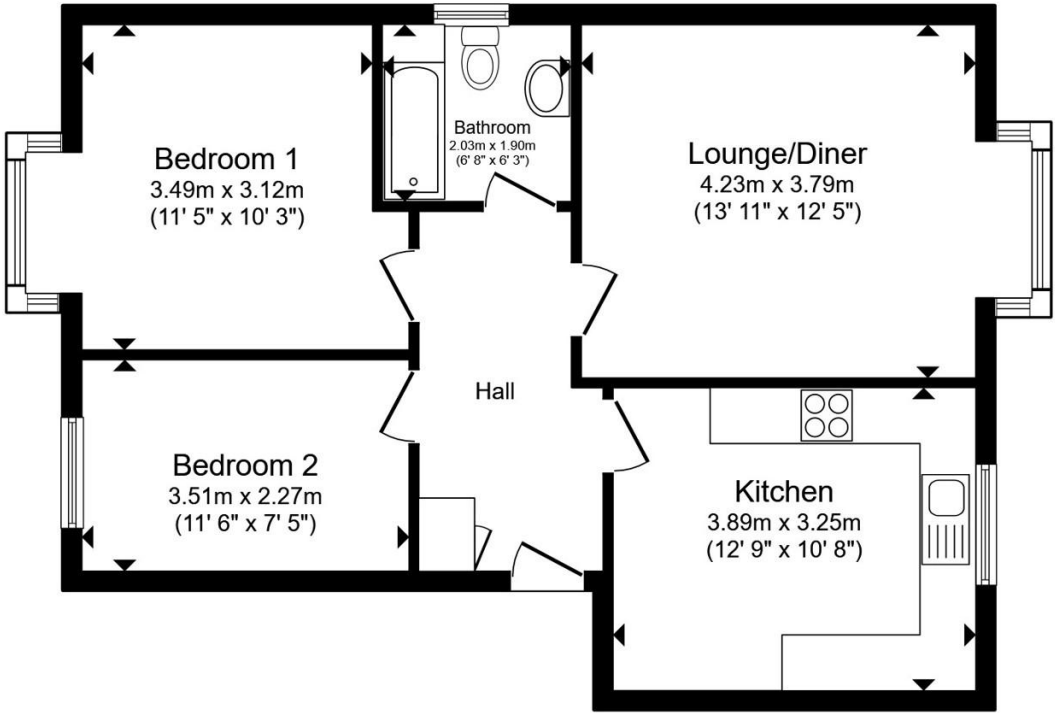

GARVEE






Bathroom





Total floor area 63.0 m² (678 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Morris Dibben





Council Tax Band: **B**

Tenure: **Leasehold**

Service Charge: **£1,200**

Years Left on Lease: **104**

Ground Rent: **£120**

Morris Dibben

Viewing arrangement by appointment: **023 8044 5800**

bitterne@morrisdibben.co.uk

379 Bitterne Village, Bitterne Road, Bitterne, Southampton, SO18 5RR

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Morris Dibben is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT number 500 2481 05

Code: MBE_MBE260426_R8PL_8