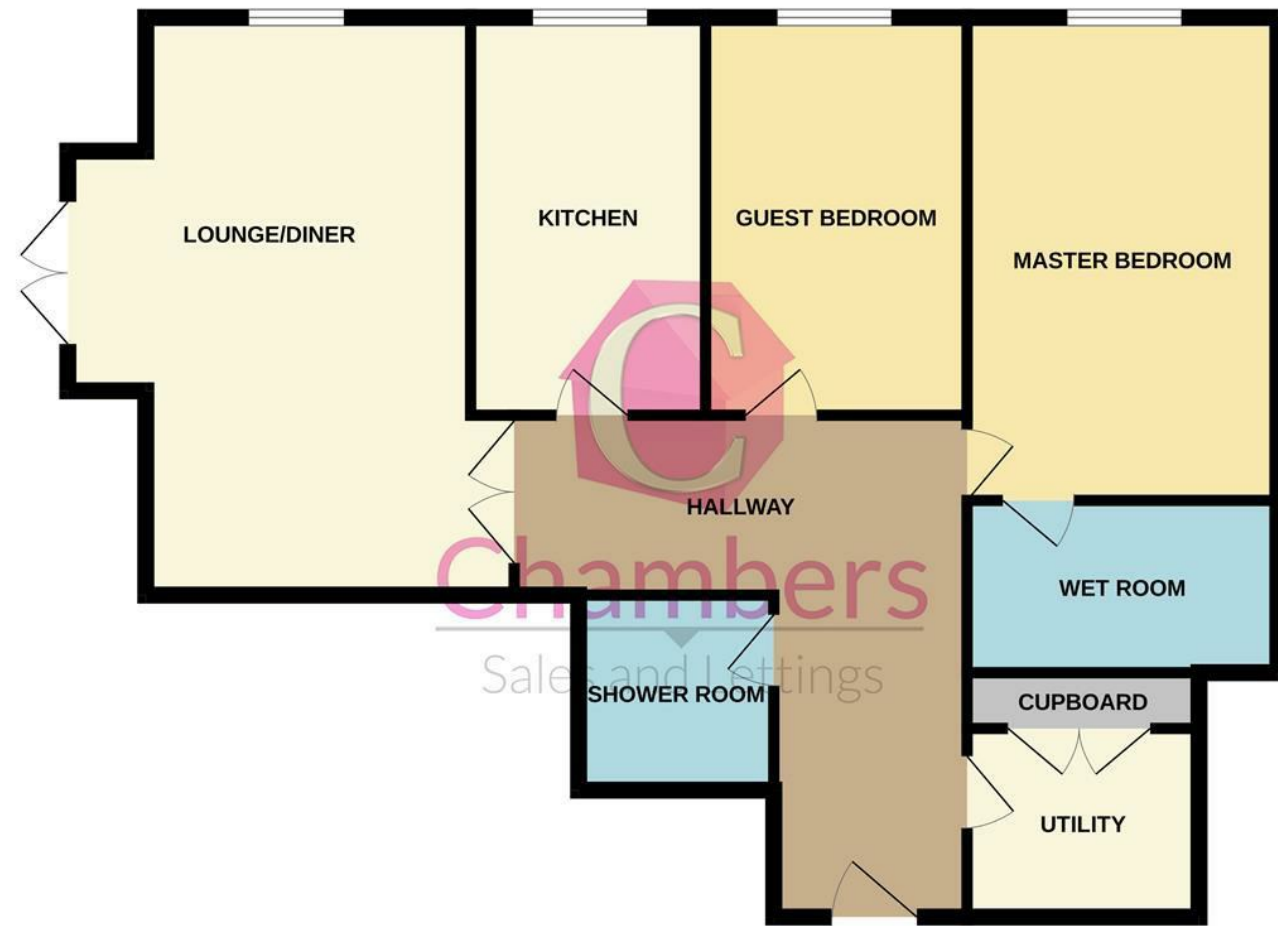


GROUND FLOOR



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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Flat 1, Hamblecliff House  
Westfield Common  
Hamble  
Southampton  
SO31 4HY



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Stubbington

Bursledon

02380 010440

**Flat 1, Hamblecliff  
House Westfield  
Common  
Hamble  
Southampton  
SO31 4HY**

£1,600 PCM



This ground floor apartment offers modern accommodation in a highly convenient waterside location. Set within Hamble Cliff House, a Grade II listed former manor, the development features mature communal grounds, a tennis court, and a barbecue area. The property also benefits from its own private patio. Inside, the apartment includes a spacious hallway, a refitted kitchen with underfloor heating, a lounge/diner with direct garden access, a 16ft master bedroom with fitted furniture and en-suite wet room, a further bedroom, and a modern shower room. Storage is excellent, with a private utility/storage cupboard and an additional store room within the building.



**Brief Agency Fees**  
Rent £1,600.00  
Deposit £1,846.15  
Holding Deposit £362.26

A holding deposit equal to one weeks rent will be required to commence a tenancy application along with submitting our completed Pre-Tenancy Form. Under normal circumstances this holding deposit is fully refundable should the landlord or agent choose not to proceed with the tenancy. However if you decide not to proceed, withhold or supply us with false information we reserve the right to retain these monies. This includes but is not limited to withholding information relating to a previous landlords reference, adverse credit or declaring a false or misleading level of salary or income.

Please discuss with our property managers what income levels you will need to have prior to paying your holding deposit or should you require any further clarification.

Fees which may apply during your tenancy:  
\* Lost/stolen/replacement keys - £60  
\* Any amendments or variations to the tenancy agreement - £50  
\* Late payment of rent after the prescribed legally recognised period 3% above the bank of England Base rate.

For a full list of fees please contact our office.  
All tenancies are granted subject to status!

To find out more information about the mobile services and broadband, please visit the OFCOM website.

**Communal Entrance Hallway**  
Accessed via telephone entry security system.

**Entrance Hallway**  
17'6" max 15'8" max (5.35 max 4.80 max)  
A lovely spacious L-shaped hallway, laminate wood flooring, smooth skimmed ceiling with inset spotlights, radiator.

**Lounge/Dining Room**  
20'2" x 15'5" (6.15 x 4.72)  
UPVC double glazed French doors opening onto your own patio and views of the garden, Sash window to side elevation, smooth skimmed ceiling, space for dining table and chairs, radiator.

**Refitted Kitchen**  
13'8" x 7'11" (4.18 x 2.43)  
Sash window to side elevation, fitted with a modern range of high gloss wall and base units with Granite work surfaces and under unit lighting, inset sink with mixer tap, integrated appliances including a five burner gas hob, eye level oven and combination oven beneath, full height larder fridge, full height larder freezer, integrated dishwasher, porcelain flooring with under floor heating.

**Master Bedroom**  
16'7" x 10'7" (5.08 x 3.25)  
Sash window to side elevations, fitted range of furniture including two triple wardrobes and adjoining chests of drawers, radiator, door to:

**En-suite Wet Room**  
10'6" x 5'8" (3.22 x 1.74)  
A very spacious wet room with fitted shower, fully tiled walls and floor, built in vanity sink unit with storage beneath, concealed WC, inset spotlights to ceiling, chrome heated towel rail.

**Guest Bedroom**  
13'1" x 9'0" (4.00 x 2.75)  
Sash window to side elevation, radiator.

**Refitted Shower Room**  
Fitted with a large walk in shower cubicle, pedestal wash hand basin, low level WC, inset spotlights to ceiling, extractor fan, radiator,

**Own Garden**  
There is a large area laid to patio which is accessed from the French doors in the lounge.

**Store Room**  
Situated in a communal area on the ground floor of the building is a good sized private lockable store room.

**Communal Barbecue Area**  
Set within the grounds is a barbecue and seating area under a wooden pergola.

**Communal Gardens**  
Beautiful gardens which overlook Southampton Water.

**Tennis Court**  
The court is accessed accessed from within the grounds and is available during British summer time.

**Parking**  
There is an allocated parking space plus multiple visitor bays.

**Property Information**  
Council Tax: E

Utilities:  
Electric: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas Mains

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