



| The Penthouse, Skyfall, Brook Lane, Warsash |



- AN EXTREMELY PRESTIGIOUS PENTHOUSE APARTMENT
- ELEGANT HIGH CEILINGS THROUGHOUT
- CONTEMPORARY KITCHEN WITH MASTERCLASS UNITS, QUARTZ WORK SURFACES AND NEFF APPLIANCES
- BUILT-IN HOME AUTOMATION AND AUDIO SYSTEMS THROUGHOUT
- MASTER SUITE WITH HANDMADE DRESSING AREA, EN-SUITES WITH RAINFALL SHOWERS, AND HIS & HERS BASINS

- STUNNING VIEWS OVER THE RIVER HAMBLE AND BEYOND
- PRIVATELY SITUATED WITHIN THE HIGHLY SOUGHT-AFTER AREA OF WARSASH
- WITHIN THE CATCHMENT OF HIGHLY REGARDED SCHOOLS
- SHARE OF FREEHOLD
- OVER 2500 SQUARE FEET OF ACCOMMODATION



The grandeur of this apartment is unprecedented in the local area and one cannot fail to be impressed by the proportions and quality that runs throughout. Occupying the entire top floor of Skyfall, with impressive views across the River Hamble and within a gated development the property is set away from the road with a sweeping block paved driveway and allocated parking.

To the rear are landscaped communal gardens, laid to lawn with two paved seating and dining areas. Elegant high ceilings provide a bright airy feel, enhanced by large windows, French doors to the Juliette balconies and statement oversized internal doors, all of which give the apartment a classic feel. The property features high specification home automation and audio systems throughout along with Porcelanosa tiling to the hallway, bathrooms, kitchen and living rooms and quality carpeting to the bedrooms.

Under floor heating serves the hall, bathrooms, and kitchen/living/dining area, with hot and cold air conditioning and low energy lighting throughout the property. The hallway, dressing room and master ensuite also include natural light enhancement via sun pipes.

The stunning kitchen has sleek contemporary units with central island, quartz work surfaces with built in appliances here and in the separate utility area. Large format tiling gives continuity between the different areas. The living area comes complete with a feature wall, including an integrated 65" television, 5.1 surround sound speaker system and enjoys striking views over the communal gardens down to the River Hamble.





The master bedroom has a fully fitted, handmade dressing area with his and hers hanging space, shoe racks and concealed safe. Bedroom two benefits from quality fitted wardrobes. The fully tiled bathrooms are of an equally exceptional standard with the master en suite having an extra-large bath, his and hers sinks and a rainfall shower. Both bedrooms incorporate modular bed units with integrated retracting 42" television sets, tailored headboards and have stunning views to the river and beyond.

Warsash is a charming village on the River Hamble and home to the Hook Nature Reserve, a 500-acre intertidal area running along the shoreline. The area is a world-renowned centre for water enthusiasts with a variety of marinas and sailing facilities. The village, within a 5 minute walk of Skyfall, offers local shops, pubs, restaurants and yacht clubs. There are waterside walks from the village to Hook Park and Lower Swanwick, with a ferry for pedestrians and cyclists across the river to Hamble. The well-regarded Hook with Warsash Primary School is in the village, and the property is also only a short distance from West Hill Park School and Boundary Oak.

The area is well positioned for access to the M27 and the national road network. Mainline rail links to London of approx. 70 minutes can be found at Southampton Parkway station (10.5 miles) whilst Southampton Airport offers international and domestic flights.





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Floorplan

Floor area 240.0sqm (2584sqft) approx.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	80	80

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	76	76