



Open 7 Days  
cutting edge fabrics

Roman Blinds • Venetian Blinds  
Vertical Blinds • Roller Blinds  
Curtains & Cushions



## AT A GLANCE

Second Floor Apartment

Two Double Bedrooms

Modern Family Bathroom

Allocated Parking To Rear In Car Park

Town Centre Location

Modern Kitchen With Breakfast Bar

Spacious & Bright Accommodation

Lift To All Floors

No Forward Chain!





## ABOUT THE PROPERTY

Raebarn House – a beautifully presented two-bedroom apartment situated on Hulbert Road, right in the heart of Waterloooville, offered with the significant advantage of no onward chain.

This modern apartment combines comfort, convenience and contemporary design, making it an ideal purchase for first-time buyers, downsizers or investors alike.

Internally, the property offers a bright and spacious open-plan lounge/kitchen/dining area, thoughtfully designed to maximise natural light and create a sociable, welcoming environment—perfect for both relaxing and entertaining.

The apartment further benefits from two generously sized bedrooms, providing comfortable accommodation with flexibility for home working or guests, alongside a well-appointed modern bathroom.

Externally, the property includes allocated parking for one vehicle, adding everyday practicality in this central and well-connected location.





## ABOUT THE LOCATION

One of the key lifestyle advantages of this home is its proximity to a wealth of outdoor pursuits.

The stunning South Downs National Park is just a short distance away, offering miles of scenic walking and cycling routes, bridleways and open countryside—ideal for weekend adventures, fitness enthusiasts and dog walkers alike. Waterlooville itself also benefits from a network of local trails and green spaces, making it easy to enjoy outdoor living close to home.

For commuters, the location is exceptionally convenient. The nearby A3 provides direct road links to Portsmouth and Southsea to the south, as well as northbound access towards Guildford and London. Mainline train services can be accessed from nearby stations, offering further connectivity for those commuting or travelling further afield.

With local shops, cafés, amenities and transport links all within easy reach, this is a superb opportunity to secure a well-located, low-maintenance home that perfectly balances modern living with access to the great outdoors.

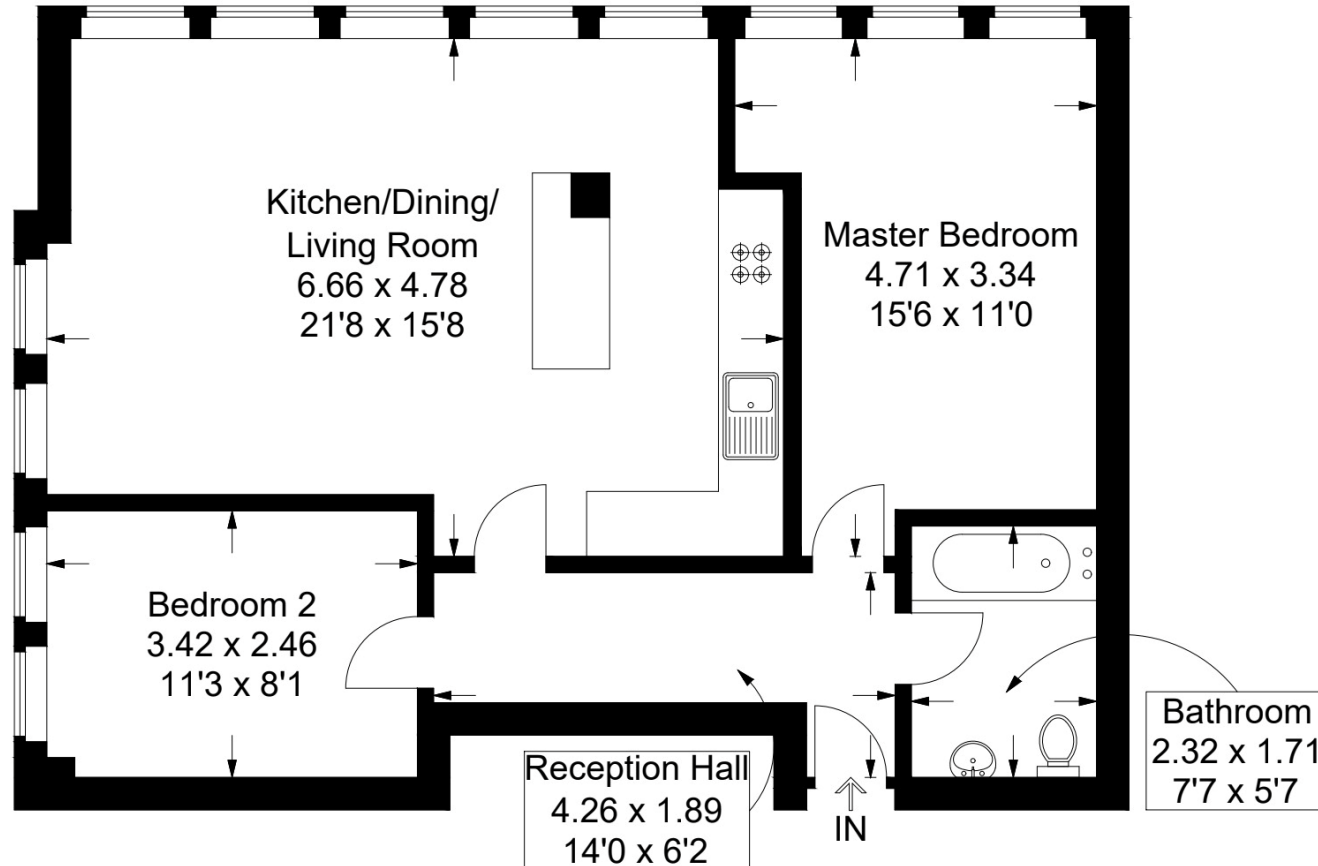






# Raebarn House, Hulbert Road, Waterloooville

Approximate Gross Internal Area = 63.2 sq m / 680 sq ft



## Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



## LOCATION

Management Charges £189 pcm (paid until Jan 2027)





## THE AGENT

Christopher is a senior director of estate agency and brings over 25 years of experience to the NEXA team. He has continuously delivered excellent standards of customer service throughout his career and specialises in overcoming even the most challenging of property related cases.

The NEXA team is strengthened by having his passion and desire to succeed whilst retaining integrity and honesty throughout the sale process which is why his customers both old and new return time and time again.

Christopher is a member at Emsworth Sailing Club where he and his family sail and train.

Christopher Smeed

Client Director - Sales & Lettings



07770 758589



[chris@nexaproperties.com](mailto:chris@nexaproperties.com)



## WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.





## NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

## NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.

# NEXA

PROPERTIES



023 9229 5046 | [hello@nexaproperties.com](mailto:hello@nexaproperties.com) | [www.nexaproperties.com](http://www.nexaproperties.com)

15 Hampshire Terrace, Southsea, Portsmouth PO1 2QF

