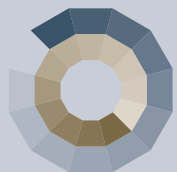


*Waterside apartments*  
NORTHNEY MARINA / HAYLING ISLAND



THE  
ROUND  
HOUSE

## 21 WATERSIDE APARTMENTS IN *a unique location*



THE  
ROUND  
HOUSE

If you like the idea of living close to the sea – but want to keep your feet firmly on the ground – take a look at these luxurious new apartments on Hayling Island.

### **Modern apartments**

The Round House is an iconic building at the heart of the Northney Marina that started life as a theatre and was subsequently converted into office space. It recently underwent another transformation, emerging as 21 contemporary apartments with an exceptional interior specification.

### **Peaceful setting**

Northney Marina itself is located on the well-sheltered northern shore of Hayling Island less than half a mile from Langstone Road, which connects the Island with the mainland. Being so close to the mainland means that the Marina is surrounded by the kind of places that are attractive to visitors without being overly busy itself.

### **Local delights**

Within minutes you can be tucking into local foods cooked on the barbecue at the Salt Shack Café, dining in the award-winning brasserie at the elegant Langstone Hotel or enjoying the spa facilities at Langstone Quays. Or head down the road to Northney Farm and tea rooms for a leisurely breakfast or a light lunch followed by homemade ice cream.





NORTHNEY MARINA  
HAYLING ISLAND

THE  
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## LIVE YOUR BEST *waterside life*

Hayling Island is a haven for those who want to enjoy waterside living while being just a short drive from the many facilities to be found in Langstone, Emsworth and Havant.

Despite its relatively small size – around four miles long and wide – Hayling Island has plenty to interest its residents, starting with the miles of natural coastline that are a joy to explore on foot or bicycle.

### **Sea air**

The expansive shingle beach along the southern shore has won awards for its cleanliness. You will find a wealth of bars, cafés and restaurants to explore along the seafront along with some impressive views across the Solent to the Isle of Wight and beyond.

### **Challenging sports**

There are two golf courses on the Island, each presenting its own challenges for novice and experienced golfers. If tennis is more your thing you can play the game as it was originally intended at

Seacourt Tennis Club, which has one of the country's few remaining Real Tennis courts. Windsurfing was invented on Hayling Island and remains popular with the locals, along with other high-thrill water sports such as power boating and jet skiing.

### **Nearby shops**

There are several shops on the Island catering for your everyday needs, including a post office and a selection of pharmacies and small supermarkets. Head back over Langstone Road and you will find a greater selection of shops in Havant, including the Meridian Shopping Centre on the pedestrianised precinct. Solent Retail Park is just outside the town centre, with branches of M&S, Halfords, Pets at Home, Hobbycraft and Next on site and a large Tesco Extra store over the road.

### **Transport links**

From the mainland, a network of major roads (particularly the A27 and M27) gives you fast access to the many villages, towns and cities along the south central coast – from Southampton to the west right the way down to Eastbourne and encompassing Portsmouth, Chichester and Brighton along the way. The A3(M) is also nearby and leads all the way up through Surrey to the M25 and on to London. You can catch a train from Havant Railway Station to London Waterloo in around 90 minutes, or London Victoria in around 2 hours. And for travelling further afield, Southampton Airport offers flights across the UK and continental Europe.



# THE ROUND HOUSE

## specification

Our designers wanted to ensure the interior of each apartment would compete with the views from the windows. And they succeeded. From the engineered oak floors to the impressive kitchens, sleek bathrooms and attention to detail throughout, you will find as much to delight the eye inside as out.

### Kitchens

- Howdens Hockley Mirror Gloss fitted kitchen in 'slate grey' with white high pressure laminate worktops or white with 'storm grey' worktops
- Full width 'Metro tile' splashbacks
- Lamona integrated appliances: double oven, stacked fridge and separate freezer, dishwasher and washer / dryer
- LED spot downlights



### Bathrooms and en-suites

- Roper Rhodes Vetro White sanitaryware and fitted furniture with chrome taps and bathroom fittings
  - Full height ceramic tiling to bath and shower areas, splashbacks to sinks
  - Chrome heated towel radiator and white mirror
  - LED spot downlights
- ### Internal detailing
- Engineered Oak floor on acoustic underlay to kitchen and living/dining areas
  - Fitted carpet to bedrooms
  - Fitted Silent Gliss Blackout blinds
  - Pendant lights over living areas, LED spot downlights for bedrooms
  - Brushed stainless steel switches
  - Lounge and main bedroom pre-wired for telephone, fibre broadband
- Lounge and all bedrooms pre-wired for Sky-Q satellite TV
  - Secure video intercom entry system
  - Integrated smoke detectors
  - Gas fired central heating with combination boiler
  - Double glazing with powder coated aluminium frames of enhanced specification suited to the marine environment
  - Satinwood painted woodwork, emulsioned walls
  - Electric flat fronted radiators and wall mounted up/downlights to common areas
  - Ground floor apartments each have a private outdoor patio area extending approximately 2.8m from the building, bordered by stacked timber sleeper planters of 1.1m wide
  - International Construction Warranties (ICW) 10-year structural defects insurance policy

Photography shows examples of the kitchen and bathroom specification and is indicative only.



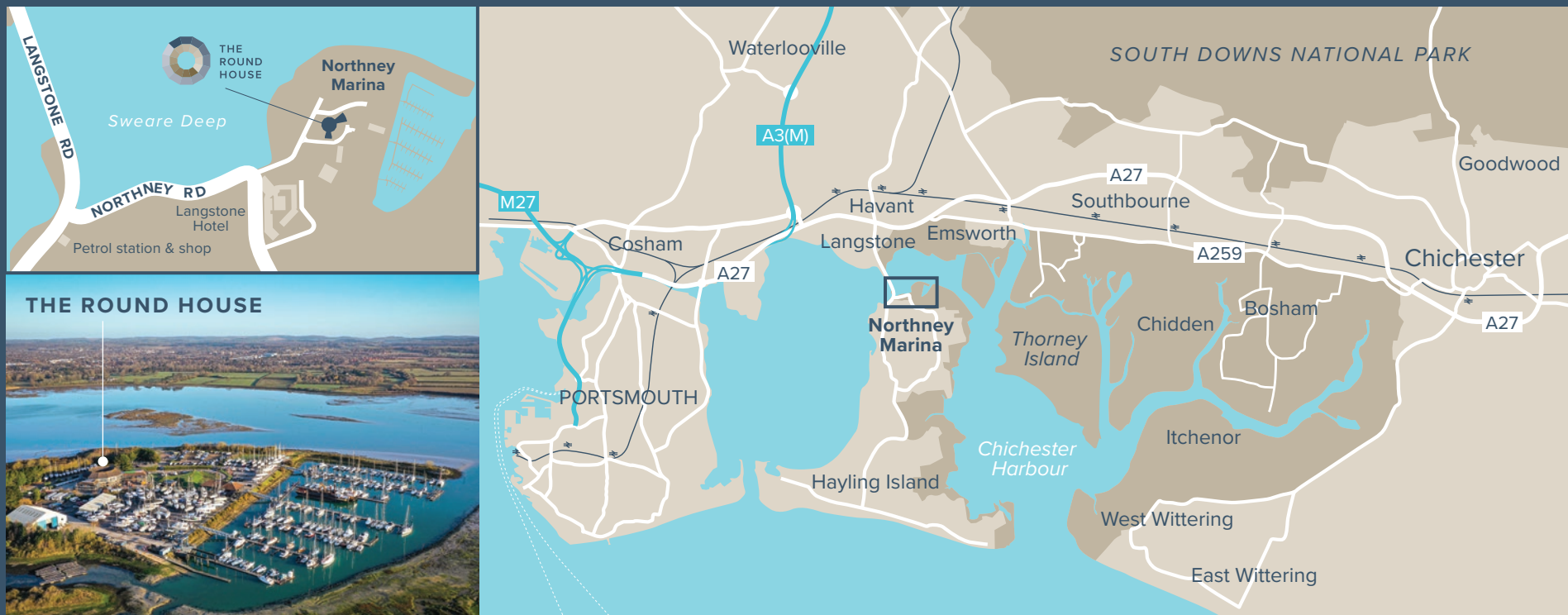


## **MDL Roundhouse Construction Limited**

The MDL Marinas Group is a developer and operator of high end, destination marinas. We support the high end yachting market, alongside a diverse range of watersports, activities and experiences.

[www.mdlinmarinas.co.uk](http://www.mdlinmarinas.co.uk)

# THE ROUND HOUSE NORTHNEY MARINA HAYLING ISLAND PO11 0NH



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