




hythe&waterside
ESTATE & LETTING AGENTS

38 Shamrock Way
Hythe, Southampton

- 3 BEDROOM MARINA HOME
- SPECTACULAR SEA VIEWS
- 2 BATHROOMS
- LOUNGE & DINING ROOM

Asking Price Of - £625,000

EPC Rating

TBC





Property Description

ENTRANCE HALL The spacious, light and bright hallway welcomes you to the property. The UPVC glazed door lets in lots of natural light, and the hallway has a door to the cloakroom, as well as a useful storage full height cupboard, and an additional under stairs cupboard. There is a doorway leading to the kitchen and a door to the lounge and dining room, and stairs leading to the first floor. The hall is currently set with both a piano and a desk and chair, giving you an idea of the amount of space available.



LOUNGE 17' 2" x 12' 01" (5.23m x 3.68m) The large lounge is at the rear of the property with patio doors leading to the patio, with amazing sea views. This spacious room has a cosy feel and has ample space for sofas and additional lounge furniture. The feature fire place adds a focal point, and there is a large archway leading to the dining room, and a door taking you to the conservatory. There is a real feeling of light and space, and this makes for a lovely room for entertaining family and friends.



DINING ROOM 10' 2" x 9' 9" (3.1m x 2.97m) The dining room is adjacent to the living room, with a large archway providing distinction between the rooms, yet has an open plan feel. There is a full height picture window letting in even more light, and there is a window overlooking the conservatory. The dining room is a generous size, and is currently set with a dining table and chairs, and a large sideboard. there is also separate door leading to the kitchen.



KITCHEN 10' 6" x 8' 4" (3.2m x 2.54m) The kitchen is accessed from the entrance hallway and is at the front of the property, with a large picture window giving views of the marina. There is a good range of both wall and base units, with co-ordinating worktops and tiled splashbacks. There is a built-in electric oven, hob and extractor fan, and space and plumbing for both a washing machine and a dishwasher. There is a 1 1/2 bowl stainless steel sink and drainer, and there is space for a freestanding fridge freezer. there is also a separate door leading to the dining room.



CONSERVATORY 10' 2" x 8' 6" (3.1m x 2.59m) The conservatory provides yet another place to sit and enjoy the wonderful views of the marina and beyond. Accessed from the lounge, the conservatory has patio doors leading out onto the walled patio area. This is a useful versatile space and as well as a great place to sit and admire the views, it would make a great office, hobby or play room.

DOWNSTAIRS CLOAKROOM 2' 9" x 2' 8" (0.84m x 0.81m) The cloakroom is at the front of the property, and has a modern white suite with low level W.C and wash hand basin. There is a privacy window to the front of the property letting in natural light.



MASTER BEDROOM 13' 7" x 10' 1" (4.14m x 3.07m)
The master bedroom is a good-sized double bedroom and has a range of built in full height wardrobes providing lots of storage. This lovely room has a glazed door with side windows making this a lovely light room. The door leads to a Juliette balcony, and from here you can soak up the sunshine and wonderful views across Southampton water and beyond.

The master bedroom has its own en-suite bathroom.

MASTER ENSUITE 8' 73" x 5' 97" (4.29m x 3.99m)

The en-suite has a large walk-in shower cubicle with sliding glass doors and electric shower. There is a modern white suite with wash hand basin with vanity cupboard providing useful storage, and a low-level W.C. The en-suite shower room is a good size and the walls are fully tiled.



BEDROOM 2 10' 12" x 8' 4" (3.35m x 2.54m) This double bedroom, this has ample room for a bed and bedroom furniture. It has a side aspect window with a lovely deep window sill.

BEDROOM 3 10' 01" x 9' 54" (3.07m x 4.11m) This lovely room has double aspect windows making this a light and bright room. This is currently used as a children's guest room set with bunk beds.



BATHROOM 8' 6" x 6' 1" (2.59m x 1.85m) The family bathroom has a bath with shower rail, and curtain. There is also a pedestal wash hand basin, a W.C and a heated chrome towel rail. The large velux window lets lots of light into the room.

FRONT OF PROPERTY The property has private allocated parking and a garage. There is a brick wall surrounding the property providing privacy, and the front courtyard garden has flower borders filled with mature shrubs. There is a full height wooden gate and this has an attractive wooden pergola.





PATIO GARDEN The courtyard patio has the most amazing views across Southampton Water and beyond. This lovely walled garden has a continental feel, and there are seating areas where you can entertain family and friends, or simply sit, relax and enjoy the views. There is a wide paved pathway that wraps around the property, emphasising the feeling of space and privacy.



ADDITIONAL INFORMATION This lovely marina home has double glazing and gas central heating. Set on 2 floors, with versatile living space, 3 double bedrooms, 2 bathrooms and a downstairs cloakroom this house has a lot to offer. The amazing views and outside space make this an attractive and desirable marina home.

There is approximately 958 years left on the lease. The service charge is circa £1800 every 6 months. This home does not have a boat mooring.



AREA INFORMATION The building of Hythe Marina commenced in 1985, with the final stage, including this property, completed in 1999. It is a unique development of 225 waterside homes with their own berths, an additional 206 berths to let and shops, restaurants, bars together with a boutique hotel. The Marina has a thriving community, with local events and clubs for you to join. It is a short walk from the delightful town of Hythe with all local amenities, a selection of shops, including Waitrose, restaurants and a weekly market.

The New Forest and local beaches at Lepe and Calshot are only a short drive away.

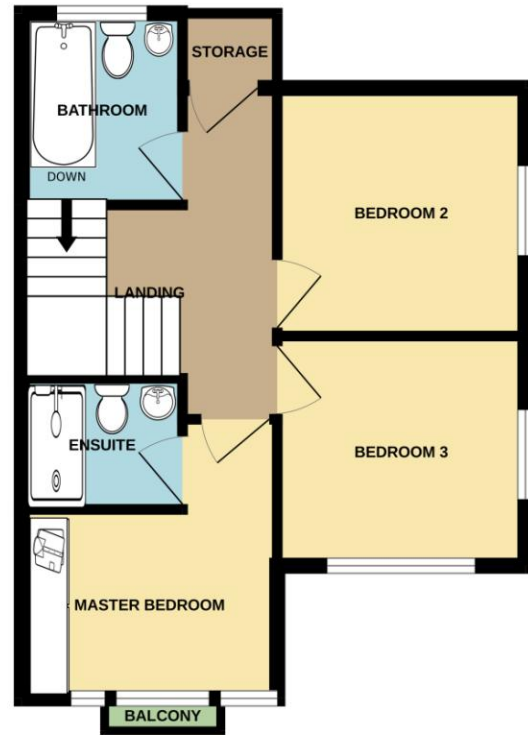
There are good transport links with the M27, rail, (Southampton Central to London Waterloo), and Southampton Airport all easily accessible. The historic Hythe Ferry, accessible from the nearby pier, gives alternative travel to Southampton for further shopping, eating and entertainment.



GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 871 sq.ft. (80.9 sq.m.) approx.

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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

