



Shamrock Way

Hythe Marina, Hythe, Southampton

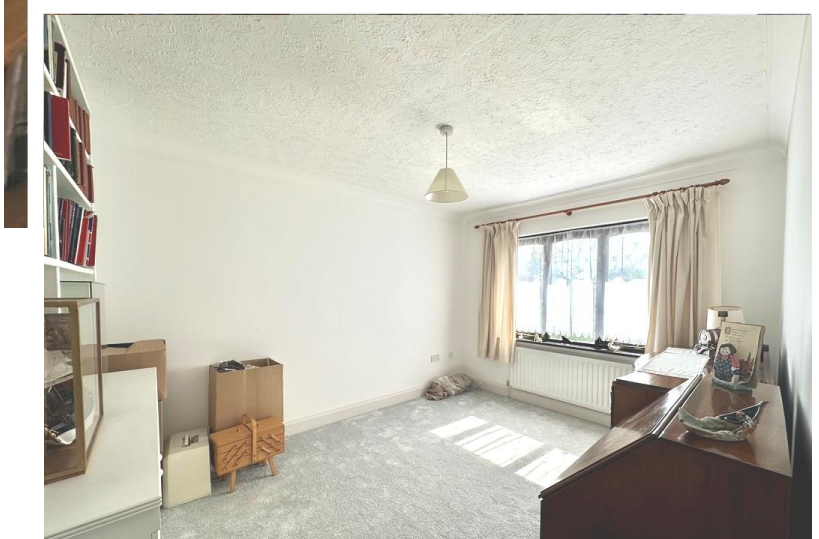
£445,000



- Bungalow Marina Home
- 2 Bedrooms
- Spacious Lounge /Diner
- Modern Fitted Kitchen

EPC Rating

D



Property Description

A rare opportunity to purchase the only bungalow on Hythe Marina.

The bungalow has a spacious lounge/diner, a well fitted kitchen, 2 bedrooms and a modern shower room. There is allocated parking, a garage in a block, a 10 metre berth, and a lovely private courtyard. An internal viewing is highly recommended to appreciate this well presented home. The bungalow would make an ideal "lock up and go" property and is offered with no forward chain.

ENTRANCE HALL Glazed timber front door, radiator, loft hatch with access to large loft area.



LOUNGE/DINER 16' 3" x 11' 0" (4.95m x 3.35m) With a bay window to the side, and patio doors with side screen windows to the rear opening on to the private courtyard. This is a lovely light and airy room. There are 2 radiators and a TV point.

KITCHEN 11' 4" x 6' 8" (3.45m x 2.03m) A full range of modern base and wall units and wood effect worktops, with a 1 1/2 bowl stainless steel sink and drainer with mixer tap. Tiled splashbacks throughout. A built in double oven, and a 4 ring gas hob with extractor over. Space and plumbing for dishwasher and washing machine, also space for a fridge /freezer. Cupboard housing the boiler. Tiled floor. Window to the side of the property.



BEDROOM 1 13' 0" x 10' 0" (3.96m x 3.05m) Window to the rear, with radiator under. Light and airy room. There is also a TV point.

BEDROOM 2 9' 11" x 8' 1" (3.02m x 2.46m) Window to the front with radiator under.

SHOWER ROOM A modern, fully tiled shower room. A walk in double shower cubicle with glazed screen. Low level W.C and inset hand wash basin with attractive vanity unit. Fully tiled walls and tiled floor.

OUTSIDE At the front entrance there are shrubs, and outside lighting. There is a garage with electric up and over door, and eaves storage.



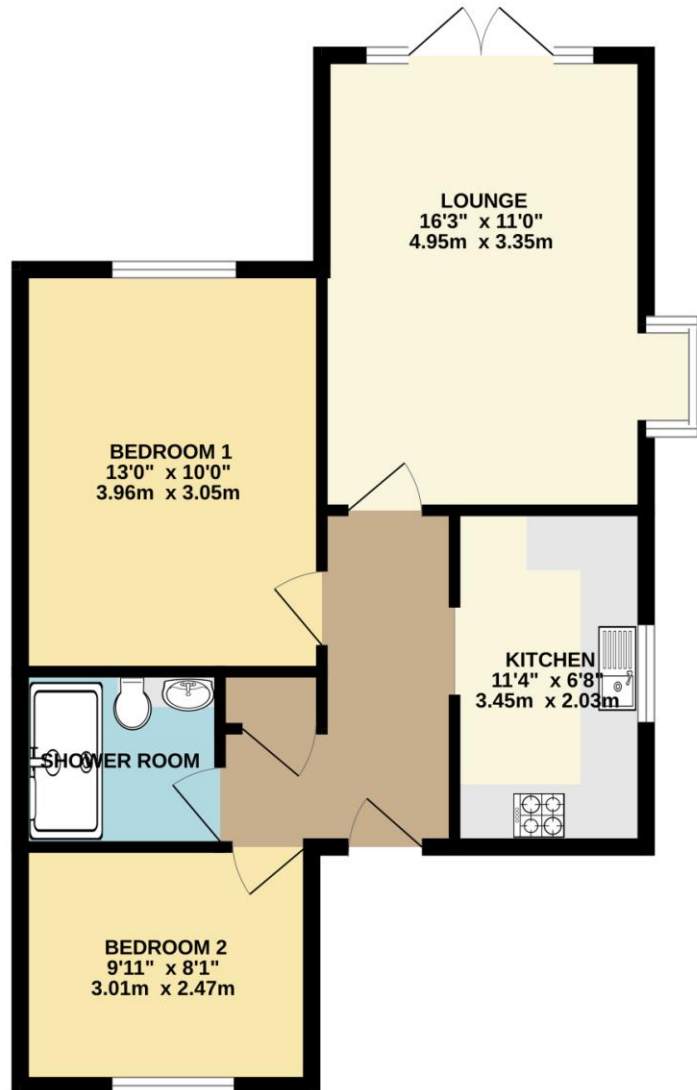
REAR COURTYARD Walled and fenced for privacy, and laid to paving for easy maintenance, edged with shrubs and plants. Accessed from a back gate from the allocated parking area, and also accessed from the patio doors on the lounge. A lovely quiet spot.

HYTHE MARINA was built in 1985, and is a unique development of a 206 berth Marina, with waterside homes, shops, restaurants, bars and boutique hotel.

The Marina has a thriving community, with local events and clubs for you to join. The Marina is just a few minutes' walk from the delightful market town of Hythe with all local amenities close by, with shops, restaurants and a weekly market.

The New Forest and local beaches at Lepe/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 pier, gives alternative travel to Southampton for further shopping.

GROUND FLOOR
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 582 sq.ft. (54.1 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 are 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