



**hythe&waterside**
ESTATE & LETTING AGENTS

Astra Court

Hythe, Southampton

- THREE BEDROOM DETACHED MARINA HOUSE
- ALL DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM
- THREE BATHROOMS

Asking Price Of - £770,000

EPC Rating

TBC





Property Description

HYTHE MARINA VILLAGE Built in 1985, the Marina was a pioneer amongst the marina developments along England's South Coast based on a French design. It is a unique development of a 206-berth marina, together with waterside homes, a bar, a restaurant and a boutique hotel.

The Marina has a thriving community, with local events and clubs for you to join. Buying a marina home means you are not just buying a home, nor a location, but a Home, Location and most uniquely a Lifestyle - and Hythe Marina has it all to offer. The Marina is a short walk from the delightful market town of Hythe with all local amenities close by, Waitrose, LIDL, Costa Coffee, restaurants, cafes and its 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 pier, gives alternative travel to Southampton for further shopping

ENTRANCE HALL UPVC and glazed front door. Radiator. The return staircase leads to the upper floors and there is a useful under-stairs storage cupboard, From the entrance hall there are doors to the garage, the modern shower room and to the double bedroom/family room, and there is also an additional large storage cupboard.



BEDROOM THREE / HOME OFFICE 15' 8" x 9' 0" (4.78m x 2.74m) This room is currently set as a third double bedroom/guest room with a built-in wardrobe and dressing table, There are two sets of double-glazed French doors lead to the patio making this a lovely light and airy room. This room could also be used as a home office or day room. Radiators.

SHOWER ROOM 8' 6" x 5' (2.59m x 1.52m) The downstairs shower room has a three-piece modern white suite comprising a tiled shower cubicle with chrome shower fittings, WC and a wash hand basin. There is a heated vanity mirror with soft touch lighting and shaver point, a large white heated towel rail and there is a fitted extractor fan. The walls and floor are tiled.



FIRST FLOOR LANDING Stairs leading to the middle level have a side aspect double glazed window, and there are doors to the living room and dining room.



LIVING ROOM 18' x 14' 8" (5.49m x 4.47m) This lovely living room is spacious yet cosy. A great room to sit and enjoy the views of the marina and Southampton Water. through the double-glazed French doors which lead out onto the balcony. The matching side panel windows alongside the French doors, as well as the side aspect window allow lots of natural light into the room. There are 2 radiators, a feature gas fireplace and ample room for sofas and additional lounge furniture.



BALCONY The balcony is accessed from the lounge French doors. It has toughened glass screening and wooden decked flooring. A great place to relax and enjoy the sunny aspect and the views of Hythe Marina, Southampton Water and Hythe Pier.

DINING ROOM 18' 6" x 10' 8" (5.64m x 3.25m) This impressive size room has side aspect double glazed window and two double glazed New Velux style windows. Two radiators. There is an opening to the kitchen making this a great space for entertaining, with the lounge just across the hall.



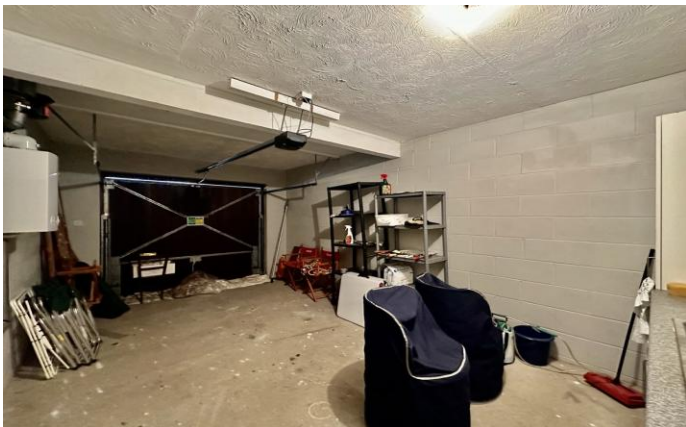
KITCHEN 14' 8" x 6' 10" (4.47m x 2.08m) The kitchen has a front aspect double-glazed window. There is a 1 1/2 bowl sink with drainer bowl and a chrome mixer tap. There are cupboards underneath with built-in Neff Dishwasher. There is a further range of pale aqua wall and base level cupboard and drawer units with ample worktops, and under-unit lighting and tiled surrounds. The integrated appliances include a gas hob, extractor fan, a Neff fridge & freezer, and a Neff Double oven, The kitchen floor is tiled and there is a radiator.

TOP FLOOR LANDING There are stairs leading to the top floor and with the side aspect window, vaulted ceiling and double-glazed Velux-style window the landing is flooded with light. From the landing there are doors to both double bedrooms and to the walk-in airing cupboard.



MASTER BEDROOM 14' 8" x 10' 8" (4.47m x 3.25m) This lovely bedroom has side aspect double-glazed windows enjoying the marina views. There is a built-in dressing table and drawers, and a radiator. There is a doorway opening to the dressing area which is fitted with wardrobes and there is also a door to the en-suite bathroom

ENSUITE 9' 6" x 6' 9" (2.9m x 2.06m) The en-suite has a double glazed Velux style window. The four-piece suite comprises a quadrant shower cubical, a wash hand basin, a concealed cistern WC and a bidet. There are various cupboards providing useful storage, a large heated towel rail and the floors and walls are fully tiled.





BEDROOM TWO 11' 3" x 10' 8" (3.43m x 3.25m) This double bedroom is on the top floor and has a side aspect double glazed window. There are built-in wardrobes and there is room for additional bedroom furniture. There is a radiator and the room benefits from it's own en-suite shower room.

ENSUITE 7' 9" x 6' 10" (2.36m x 2.08m) The en-suite to Bedroom 2 has a double glazed Velux style window. There is a modern white three-piece suite comprising a shower over bath, wash hand basin and concealed cistern WC. There is a built in mirror with shaver light point, a radiator, and the walls and floor are fully tiled.



10M PONTOON MOORING 10m shared pontoon with provision for up to a 12m boat.

PATIO / GARDEN The paved patio enjoys views over the marina. There is fencing to each side providing privacy, and there are various mature shrubs. There is outside lighting, power supply and water tap. Steps lead down to the mooring and pontoon. This really is a lovely place to sit and relax.

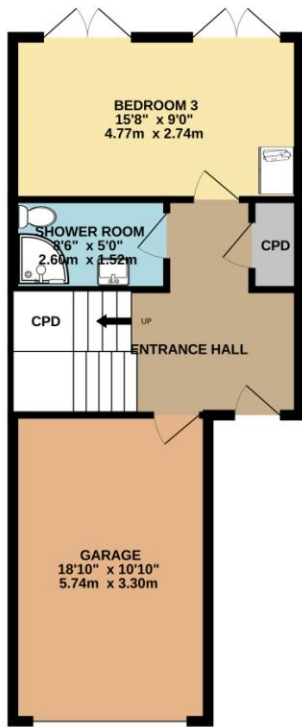
GARAGE & DRIVEWAY Driveway parking leads to the garage, with up and over door, power and lighting. the garage houses the Greenstaff condensing boiler. . There is a utility area with a stainless steel single drainer sink unit, chrome mixer tap and cupboard under, and spaces under the worktop for washing machine and tumble dryer. There is useful side access through the passageway to the rear of the property



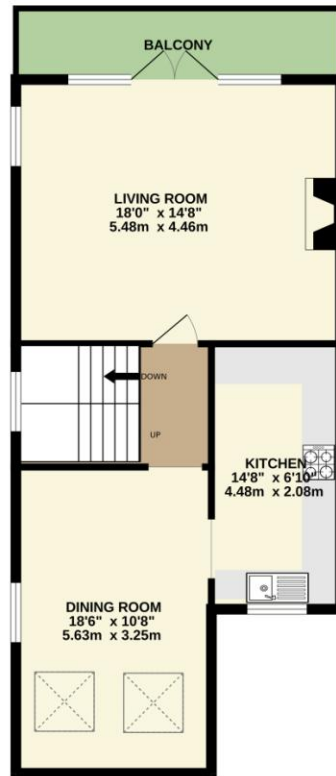
PROPERTY INFORMATION This delightful three storey home on Hythe Marina is in the much sought after Astra Court overlooking the fountain. There are three double bedrooms, two of which are en-suite. On the middle floor is the 18' living room with balcony, offering great views of the marina, and beyond to Southampton water. On this floor there is also a 18' dining room and 14' kitchen. The property has had new windows throughout and a new front door and is offered with NO FORWARD CHAIN. The house has it's a 10m pontoon with provision for up to 12m boat, as well as a garage and driveway. NFDC Council Tax Band is G. The MDL service charge for March 2023 to March 2024 is paid in two instalments of £2121.00 every six months EPC RATING C



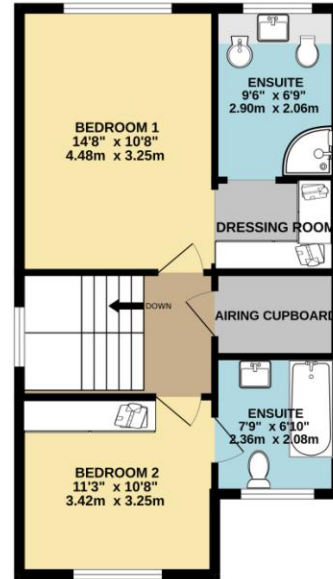
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Hotspur House
Prospect Place
Hythe
Southampton
Hampshire
SO45 6AU

www.hytheandwaterside.com
darren@hytheandwaterside.com
0238 0845 434

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