




hythe&waterside
ESTATE & LETTING AGENTS

75 Endeavour Way
Hythe, Southampton

- This beautifully presented property offers a perfect blend of modern living and coastal charm,
- Boasting three spacious double bedrooms, one of which includes a convenient en-suite bathroom
- Contemporary, well-appointed kitchen/dining room on g/floor opening to sun terrace

Asking Price Of - £695,000

EPC Rating

D





Property Description

PROPERTY INFORMATION Located in the picturesque marina of Hythe, this stunning home has been meticulously refurbished to an exceptional standard. Every detail has been carefully considered, from the high-spec bathrooms and kitchen to the stunning neutral decor throughout.

Upon entering the property, you are greeted by the modern UPVC double glazed windows, sleek radiators, and high quality smart switch LED lighting. The ultra-high efficiency boiler and solid oak fire resistant doors further enhance the contemporary feel of the home.

Spread across three levels, this property boasts three spacious double bedrooms, two luxurious bathrooms, a large kitchen / diner / breakfast room, a separate utility and W.C room, a generously sized lounge with balcony, plenty of internal storage, and an integral garage with parking.



One of the many standout features of this home is the sun terrace with a 10m boat mooring, providing the perfect space to relax and take in the tranquil marina views. please book a viewing today.

ENTRANCE HALL Step inside this stunning property through the grand entrance hall, featuring a new composite front door and luxurious Amitco Dusted Oak flooring. The spacious layout is illuminated by stylish LED strip lighting, guiding you to the utility room on the left and the inviting kitchen/diner straight ahead.

KITCHEN/DINER 13' 9" x 13' 5" (4.19m x 4.09m) A modern kitchen/diner and breakfast room located on the ground floor. Step into the spacious kitchen featuring an abundance of storage space with light grey kitchen cupboards and a large walk-in corner larder. The kitchen is elegantly designed with quartz worktops, a stainless steel sink, and a built-in water softener. Complete with top-of-the-line Bosch appliances including an induction hob, electric oven, microwave, dishwasher, and fridge freezer. Enjoy casual dining at the breakfast bar or set up a dinner table for more formal gatherings. The flooring is adorned with luxurious Amitco Dusted Oak flooring, complemented by a glazed oak wooden fire door and smart switch lights. Rear aspect patio doors open up to a sun terrace and boat mooring, offering picturesque views and a serene ambience.

UTILITY ROOM 9' 3" x 4' 6" (2.82m x 1.37m) Utility room with striking Amitco dusted oak flooring. The space is equipped with slots for your washing machine and tumble dryer, along with a stainless steel sink unit offering ample cupboard space and plinth LED lighting. A sliding solid oak door leads to a separate W.C. and wash basin, along with additional storage cupboards before granting access to the internal garage.

FIRST FLOOR LANDING The stairs leading up to the first floor landing. The stairs are beautifully illuminated with led lights sunken into the walls, creating a warm and inviting atmosphere. complimented with solid oak top banister rail.

On the first landing, you will find a spacious area that provides access to the bathroom, bedroom three, and the lounge area. The lounge area boasts an abundance of natural light and features a built-in double door storage cupboard, perfect for keeping your living space clutter-free.

LOUNGE 13' 9" x 13' 4" (4.19m x 4.06m) A spacious lounge adorned with plush beige carpeting. The side wall features built-in units for TV and entertainment, complemented by a real wood log electric fire for added charm. Drenched in natural light, the lounge also benefits from a strip of LED lights, creating a truly mesmerizing ambience.



Step outside through the new patio doors and be greeted by a good-sized balcony offering marina views, perfect for enjoying a morning coffee or a relaxing evening with friends and family.

BEDROOM3 14' 7" x 8' 7" (4.44m x 2.62m) Bedroom three is a spacious and bright double bedroom, featuring soft plush beige carpets and a built-in double wardrobe. With plenty of natural light flowing through the front aspect double glazed UPVC window, this room is the perfect peaceful retreat.



BATHROOM 11' 3" x 4' 7" (3.43m x 1.4m) Bathroom finished to the highest standard. Step inside to find laminate light oak flooring, a front aspect double glazed upvc window letting in plenty of natural light, and a luxurious corner shower and white bath complete with a mirrored TV for indulgent relaxation. Wash basin and toilet also ample storage space, while a good-sized vanity LED mirror adds a touch of style. The walls are adorned with easy-to-maintain panel tile walling, and a heated towel rail ensures warmth and comfort.

TOP FLOOR LANDING The stairs leading up to the top floor landing. The stairs are beautifully illuminated with led lights sunken into the walls, creating a warm and inviting atmosphere. complimented with solid oak top banister rail.

On the top landing, you will find a spacious area that provides access to bedroom two and master bedroom with en-suite the area boasts an abundance of natural light and features a built-in double door storage cupboard housing a brand new Worcester combination boiler, perfect for keeping your living space clutter-free.



BEDROOM2 13' 7" x 12' (4.14m x 3.66m) Beautifully presented bedroom two, boasting spacious dimensions and a contemporary design. The soft plush grey carpets create a cosy and inviting atmosphere, complemented perfectly by the built-in double wardrobe and storage cupboard for all your belongings. Natural light floods the room through the front aspect double glazed velux window with blind highlighting the feature wood panel wall with charming elegance.

MASTER BEDROOM 12' 9" x 11' 7" (3.89m x 3.53m) Master Bedroom is beautifully decorated with soft plush beige carpets and comes complete with built-in wardrobes featuring a convenient soft touch opening. Natural light abounds in this delightful space, courtesy of the rear facing impressive double glazed UPVC Cathedral style window. For added convenience and modern touch, the window comes equipped with fitted remote control blinds.



ENSUITE 6' 7" x 5' 12" (2.01m x 1.83m) Spacious en-suite bathroom with laminate light oak flooring, a corner shower unit, a sleek white basin and toilet built into a storage unit, an



LED vanity mirror, an heated towel rail, and chrome fixtures throughout.

GARAGE 12' 6" x 8' 9" (3.81m x 2.67m) Integral garage for convenient access from the utility room. The garage boasts a new electric sectional garage door, providing ample space for storage and ensuring peace of mind for your vehicles.

SUN TERRACE A beautiful sun terrace overlooking the marina. Step outside onto the new paved terrace with a seating area, perfect for relaxing and entertaining whilst enjoying the scenic views. Additionally, the shingle area with a water feature adds a touch of tranquility to the outdoor space. outside tap and two sets of outside sockets

This property boasts a unique feature - a private 10m pontoon mooring accessible via steps from the terrace. Imagine stepping out of your front door and into your own boat, ready to set sail on the breathtaking Marina waters.

BOAT MOORING Your very own 10 meter private boat mooring, conveniently accessed directly from the sun terrace. Imagine spending lazy afternoons cruising the tranquil waterways, soaking up the beauty of the surroundings.

PARKING With parking available right outside the property. The driveway is neatly laid with shingle, providing a picturesque entrance to this lovely home. In addition, there is extra parking available on the road next to the property, making it convenient for guests or additional vehicles.

MARINA INFORMATION & LOCATION 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.

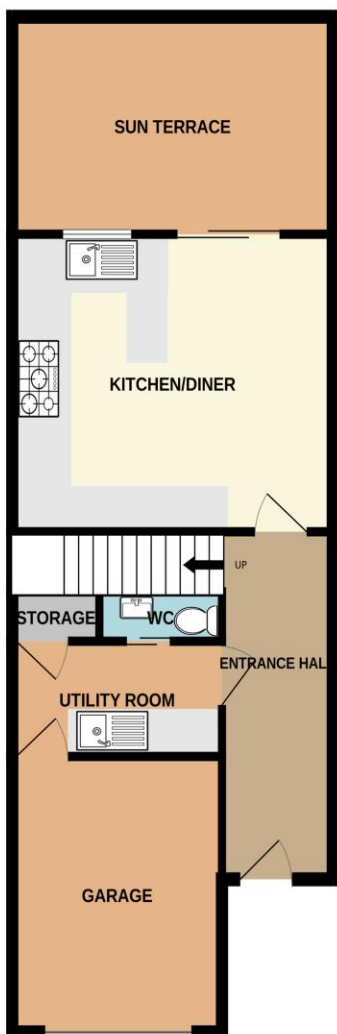
The New Forest and local beaches at Lepe/Calshot are only a short drive away. There are good transport links with the M27, rail, (Southampton Central to London Waterloo) and Southampton Airport all easily accessible. The historic Hythe Ferry, accessible from the pier, gives alternative travel to Southampton for further shopping

Service charge; £2166.00 every 6-months = £4332 per annum

Council tax is F, EPC Rating D

Property has approx 958 years left on the lease.

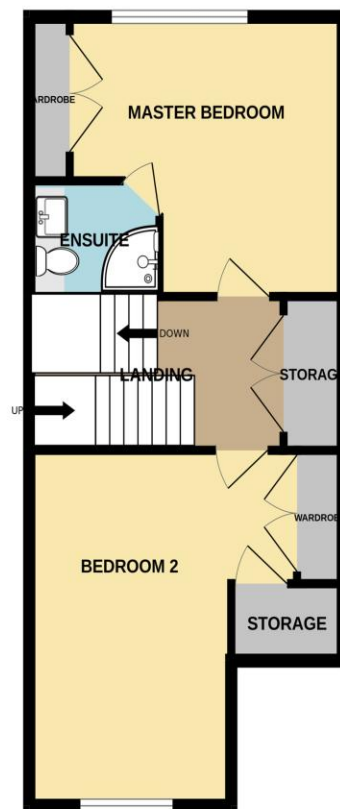
GROUND FLOOR
629 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



2ND FLOOR
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA: 1568 sq.ft. (145.6 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

