



41 Shamrock Way

Hythe, Southampton

- TWO BEDROOM MARINA DUPLEX APARTMENT
- BALCONY WITH THE BEST POSTIONAL VIEWS ON THE MARINA
- LOUNGE / DINER
- KITCHEN

Asking Price Of - £425,000

EPC Rating

C





Property Description

HYTHE MARINA VILLAGE HYTHE MARINA
Experience the charm of living in a pioneer marina development at Hythe Marina, built in 1985 with a unique French design. This seaside haven boasts a 206 berth marina, waterside homes, bar, restaurant, and boutique hotel all in one picturesque setting. Immerse yourself in a thriving community with local events and clubs waiting to be explored. Embrace the marina lifestyle where every day feels like a holiday. Just a short stroll away, the delightful market town of Hythe offers an array of amenities including Waitrose, LIDL, Costa Coffee, restaurants, cafes, and a weekly market for all your shopping needs. Situated near the stunning New Forest and the sandy beaches of Lepe/Calshot, outdoor adventures are just a short drive away. With easy access to the M27, rail (Southampton Central to London Waterloo), and



Southampton Airport, commuting is a breeze. Don't miss the chance to explore this unique Home, Location, and Lifestyle at Hythe Marina - book a viewing today and discover your dream waterfront retreat.

ENTRANCE HALL Stepping through a smart half-glazed UPVC panelled front door, you are greeted by a welcoming entrance hall, bathed in light and comfort, with a soft olive carpet underfoot. Contemporary design combines with practical features here, including a radiantly heated hall for warmth and a convenient under stairs storage cupboard. Guests and families alike will appreciate the presence of a well-placed W.C, completing a thoughtfully laid out ground floor.

KITCHEN 10' 6" x 8' 11" (3.2m x 2.72m) A modern and inviting kitchen sure to impress even the keenest of home cooks. The kitchen enjoys a welcoming feel, featuring a front-aspect UPVC double-glazed window that fills the space with natural light. Stylish oak and cream floor and wall cupboards provide abundant storage, while the oak laminate worktop and elegant beige wall tiles bring warmth and sophistication. Complemented by beige vinyl flooring, the kitchen boasts a host of quality appliances, including a built-in washing machine, Neff dishwasher, Siemens double oven, electric hob, and a Siemens extractor fan, ensuring both convenience and style. A cupboard also conceals the Baxi boiler, with a radiator keeping the room comfortable year-round.

LOUNGE/DINER 17.' 35" x 12' 4" (6.07m x 3.76m) Spacious lounge diner, perfect for both relaxing and entertaining guests. An attractive feature of this home is the large balcony off the lounge, accessed by elegant double-glazed patio doors, offering stunning views across Southampton Water, with the iconic Hythe Marina and the picturesque village just moments away.

Inside, the living space is complemented by plush light olive carpets, a sleek radiator for year-round comfort, and well-crafted solid oak doors, adding a sense of quality and style throughout. The property's enviable vantage point means residents can take in breathtaking sunsets and enjoy quiet mornings watching the world go by over the water.

LOUNGE BALCONY 0m x 0m) Set on the edge of the picturesque Southampton Water in charming Hythe,



this exceptional property boasts a fantastic balcony complete with stylish tiled flooring that offers panoramic views stretching over the tranquil waterscape. Imagine starting each day with a peaceful morning coffee or unwinding in the evening with a glass of wine, all while being captivated by the stunning riverside scenery from your very own private retreat.

W.C 6' 3" x 2' 8" (1.91m x 0.81m) A well-appointed w.c. benefitting from a quality solid oak door, plumbing ready for a toilet, a contemporary radiator for warmth, and an elegant light olive carpet adding subtle style. The home's meticulous attention to detail makes it immediately inviting, with each element crafted to ensure everyday convenience and lasting appeal.



LANDING Upon ascending the staircase, you are greeted by a spacious landing, beautifully appointed with light olive carpeting that creates a warm and welcoming atmosphere. Thoughtful touches include a handy airing cupboard, efficient radiator, and sturdy oak doors leading to each room, ensuring both practicality and an air of sophistication. There's also easy loft access with a fitted ladder, ideal for storage or even future expansion.



MASTER BEDROOM AND BALCONY 12' 08" x 10' 33" (3.86m x 3.89m) Perched in a coveted position with exceptional vistas across Southampton Water, this impressive residence epitomises refined living and outstanding comfort. The master bedroom is a true retreat, featuring a bright front aspect, complete with a large UPVC double-glazed window and direct access to a private balcony. Here, breathtaking views stretch over glistening waters toward the horizon-a perfect place to unwind after a long day or enjoy your morning coffee.

The accommodation is finished to a high standard, boasting a contemporary light olive carpet underfoot and expansive floor-to-ceiling built-in wardrobes with stylish double oak doors for ample storage. A sleek radiator ensures year-round comfort, creating an inviting sanctuary.



BEDROOM TWO 12' 08" x 10' 86" (3.86m x 5.23m) Bedroom two exudes comfort and charm, graced with front-aspect Velux windows that bathe the room in natural light, a tranquil light olive carpet underfoot, and expertly designed built-in wardrobes and drawers-perfect for organised living. A modern radiator ensures



year-round cosiness.

BATHROOM 8' 73" x 5' 73" (4.29m x 3.38m) A well-appointed bathroom complete with a classic three-piece suite, comprising a bath, sink, and WC. Attractive light grey wall tiles pair tastefully with soft beige carpeting underfoot, while thoughtful additions such as a modern extractor fan, radiator, and handsome oak door enhance both comfort and style.

PARKING PARKING The property has an allocated carport with a large storage loft above - perfect for storing all your belongings. In addition, the property benefits from an adjacent residents car park.

REMOTE BOAT MOORING REMOTE BOAT MOORING The property benefits from a remote 10m mooring (C48) which is adjacent to the Boat House Hotel. There is power and water supply.

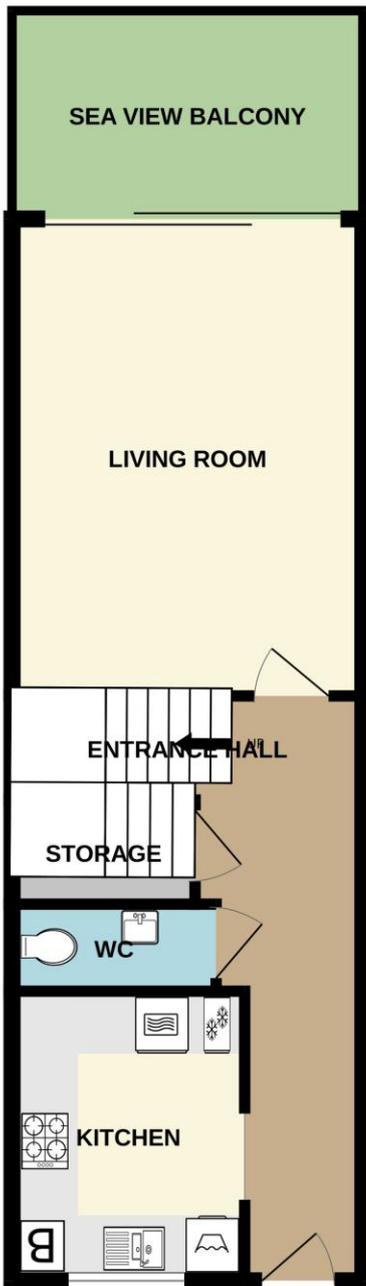
ADDITIONAL INFO This well-presented property offers an outstanding opportunity for comfortable, modern living within a highly sought-after location. Boasting a remaining lease of 957 years, this leasehold residence ensures lasting peace of mind for its future owners.

The accommodation is situated close to a range of local amenities, renowned schools, and excellent transport links, providing convenience and accessibility for families and professionals alike. Picturesque green spaces and popular High Street shops are within easy reach, making it simple to enjoy everything the area has to offer. Well-tended parks and leisure facilities are nearby, perfect for those seeking both relaxation and activities in their spare time.

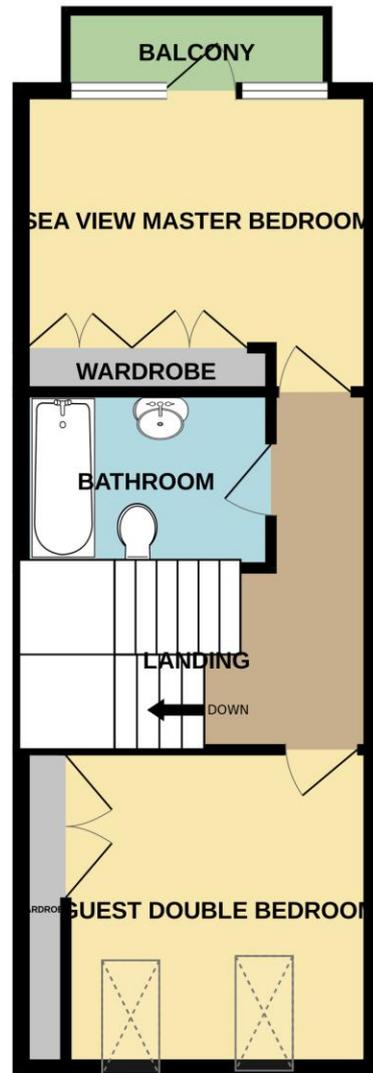
Council Tax Band D and an EPC rating of C ensure energy efficiency and manageable running costs. The property is offered with no forward chain for a straightforward, hassle-free moving process. The annual service charge through MDL totals £2,800, payable in two instalments of £1,400 every six months, covering the upkeep of communal areas and services for your comfort.

To truly appreciate all that this excellent home and its surroundings have to offer, arrange a viewing today.

ENTRANCE FLOOR
444 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 853 sq.ft. (79.3 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 you.

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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

