



**43 Endeavour Way** Hythe Marina Village SO45 6DX  
**Asking Price Of £675,000** EPC Rating '70c'

- Three Storey Marina Home Enjoying Views of Southampton Water
- 12m Mooring. Garage and Driveway. Paved Sun Terrace and Balcony
- Three Double Bedrooms with Two En-Suite and Family Bathroom
- Ground Floor Kitchen Dining Room and First Floor Lounge







### **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, shops, restaurants, bars and 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 and restaurants 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.





### **MULTIPLE PARKING DRIVEWAY**

Two car driveway in front of the garage.

### **INTEGRAL GARAGE**

17' 0" x 9' 0" (5.18m x 2.74m)

Electric remote controlled up and over garage door. Power and lighting. Wall mounted Potterton boiler. Door to utility cupboard with plumbing for washing machine and space for tumble dryer. Door to reception hallway.

### **ENTRANCE HALLWAY**

14' 8" x 6' 0" (4.47m x 1.83m)

Wood and glazed front door with matching side panel window. Radiator. Stairs to upper floors. Coat hanging space. Doors to cloakroom, garage, kitchen diner and under stairs storage cupboard. Wood design flooring.



### **CLOAKROOM**

Two piece suite comprising wc and wash hand basin. Heated towel rail and extractor fan. Wood design flooring.

### **KITCHEN DINING ROOM**

15' 4" x 15' 2" (4.67m x 4.62m)

Rear aspect double glazed window and double glazed patio doors to the patio. The modern and attractive kitchen comprises a ceramic single drainer sink unit with chrome mixer tap and cupboard under. Further comprehensive range of soft closing wall and base level cupboard and drawer units with ample work surfaces, under unit lighting and tiled surrounds. Carousel unit. Integral appliances include a gas hob with cooker hood over, double oven and microwave, fridge, freezer and dishwasher. Two designer radiators. Recessed down lights and wall light points. Tiled flooring.



### **GARDEN PATIO**

Paved patio with wood fence screening either side, wrought iron railings and matching gate leading to steps down to the mooring. There is an outside water tap, electric point for charging boat and wall lighting.



### **12M MOORING**

12m mooring with shared pontoon.

### **FIRST FLOOR LANDING**

Double glazed Velux style window. Built in storage cupboard. Stairs to all floors. Doors to living room, guest double bedroom, family bathroom and airing cupboard. Recessed down lights.



### **LIVING ROOM**

15' 2" x 12' 0" (4.62m x 3.66m)

Enjoy marina views from the living room or access the double-glazed patio door on to the balcony.

### **SOUTHAMPTON WATER VIEW BALCONY**

15' 4" x 6' 0" (4.67m x 1.83m)

Relax and enjoy the views over the marina and watch the cruise ships on Southampton Water. Deck board flooring. Wood and glass screening. Wall light point.

### **DOUBLE BEDROOM**

11' 5" x 8' 8" (3.48m x 2.64m)

Front aspect double glazed window. Radiator. Built in twin door wardrobe. Door to:

### **EN-SUITE SHOWER ROOM**

Three-piece white suite comprising a tiled shower cubicle with Aqualisa shower, wc and wash hand basin. Recessed down lights. Shaver light point. Heated towel rail and extractor fan.

### **FAMILY BATHROOM**

Three-piece white suite comprising a panel bath with shower and shower screen, wc and wash hand basin. Heated towel rail, extractor fan, shaver light point and recessed down lights.

### **TOP FLOOR LANDING**

Doors to master bedroom, guest double bedroom and storage cupboard.

### **MASTER BEDROOM**

15' 8" x 13' 3" (4.78m x 4.04m)

Enjoy views of Southampton Water through the impressive double-glazed Cathedral style window. His and hers twin door built in wardrobes. Radiator. Door to:

### **EN-SUITE SHOWER ROOM**

Three-piece white suite comprising a tiled shower cubicle with Aqualisa shower, wc and wash hand basin. Recessed down lights. Shaver light point. Heated towel rail and extractor fan.

### **DOUBLE BEDROOM**

17' 9" x 8' 7" (5.41m x 2.62m)

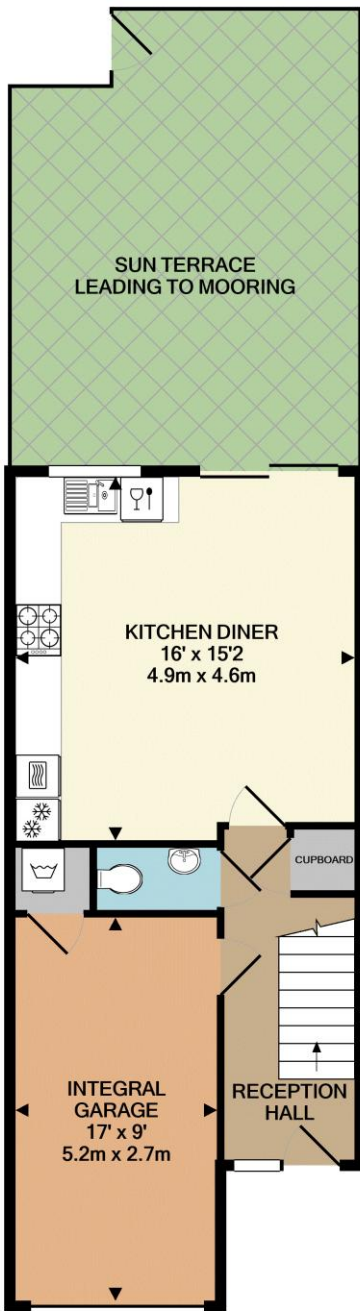
Front aspect double glazed Velux style window. Radiator.

### **ADDITIONAL INFORMATION**

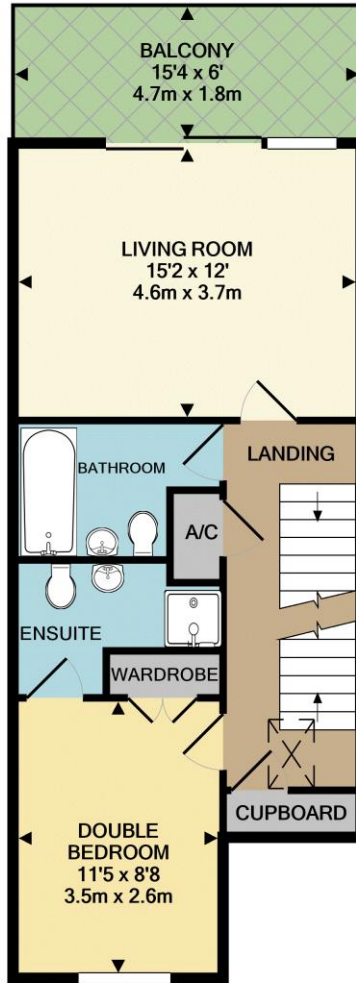
New Forest Council Tax Band is G. MDL service charge is approx. £3800 PA (details to be confirmed)  
The lease has approx. 970 years left as 999-year lease from 1995.



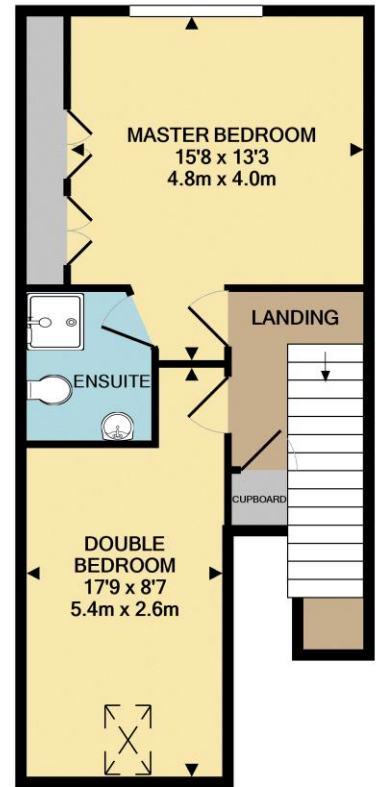




GROUND FLOOR  
APPROX. FLOOR  
AREA 511 SQ.FT.  
(47.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 508 SQ.FT.  
(47.2 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 453 SQ.FT.  
(42.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1472 SQ.FT. (136.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

