

Offers in Excess of £725,000

Hamble | Southampton | SO31 4HE

Charles Carr are delighted to present to market this three bedroom, detached house, offering direct views over the Hamble Marina. Accessed from Hamble lane, this unassuming house would make an ideal development opportunity and offers scope to extend. Please contact Carter Edwards for further details. Hamble is one of the most desirable villages on the south coast. Hamble boasts a marina and is renowned for its water sports and activities with wonderful facilities for the sailing enthusiast. Hamble offers delightful pubs, good restaurants and local specialist shops. There are good connections to London and Winchester via the M3, Southampton city centre is approximately six miles distant and Southampton Airport Parkway which connects to London Waterloo in approximately 80 minutes. Southampton International Airport (10 miles) offers a superb choice of European destinations. This wonderfully-positioned 3-bedroom detached waterside home offers the wonderful opportunity for the future purchaser to put their own unique stamp on a property which occupies a favourable location and boasts beautiful views overlooking the River Hamble from every room. The ground floor boasts a well-appointed kitchen, living area with a traditional open hearth fireplace, dining room, conservatory and downstairs cloakroom. The first floor enjoys 3 bedrooms, the master comprises a balcony which overlooks the River Hamble and a separate shower room. The property enjoys a garden with trees and shrubbery and a patio area. Exit the M27 at Junction 8, at the Windover roundabout take the 2nd exit onto Hamble Lane. Proceed straight across three roundabouts. After the third roundabout continue on Hamble Lane until you come to Satchell Lane. The property will be situated on the right-hand side.

- Beautiful Views
  - Garden with Patio Area
  - Master Bedroom with Balcony overlooking Water
- Vacant - No Forward Chain
  - Private Escape Garden
  - Local Pubs and Restaurants for Holiday Makers
- 3 Bedrooms
  - EPC Rating = D
  - Resident Permit Parking and Visitor Parking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	79
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Conservatory - 24' 11" x 8' 10" (7.6m x 2.7m)  
Bedroom - 12' 2" x 9' 10" (3.7m x 3m)  
Bedroom - 13' 1" x 10' 2" (4m x 3.1m)  
Bedroom - 11' 2" x 7' 7" (3.4m x 2.3m)  
Shower Room - 7' 3" x 5' 3" (2.2m x 1.6m)





## Satchell Lane

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Bitterne (Flagship)  
5 West End Road . Southampton . SO18 6TE  
☎ 023 8043 9121 ✉ sales@charlescarrproperty.co.uk

Eastleigh (Sales)  
23 High Street . Eastleigh . SO50 5LF  
☎ 023 8043 9121 ✉ sales@charlescarrproperty.co.uk

Bitterne Precinct (Lettings)  
367 Bitterne Road . Southampton . SO18 5RR  
☎ 023 8083 9280 ✉ lettings@charlescarrproperty.co.uk

Woolston (Sales)  
5 The Colonnade . Bridge Road . Southampton . SO18 6TE  
☎ 023 8043 9121 ✉ sales@charlescarrproperty.co.uk