



8 Astra Court

Hythe Marina Village, Southampton

Guide Price - £850,000 EPC Rating TBC



- Three Storey Marina Town House with No Onward Chain
- 10m Mooring, 18' Garage & Driveway
- Two En-Suite Bedrooms plus Third Double Bedroom / Day Room
- 18' Living Room to Balcony, 18' Dining Room and 14' Kitchen

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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, bar, restaurant 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, 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.

GARAGE AND DRIVEWAY 18' 3" x 11' 0" (5.56m x 3.35m)

Electric remote controlled up and over door. Door to entrance hall. Power and lighting. Utility area comprising stainless steel sink unit with chrome mixer tap and cupboard under. Spaces under work surfaces for washing machine and tumble dryer. Wall mounted boiler.



ENTRANCE HALLWAY

Wood & glazed front door. Radiator. Stairs to upper floors with under stairs storage cupboard. Doors to garage, storage cupboard, shower room and double bedroom / day room.

SHOWER ROOM

8' 6" x 5' 0" (2.59m x 1.52m)

Three piece suite comprising a tiled shower cubicle with Mira shower, wash hand basin and wc. Recessed down lights, extractor fan and radiator.

DOUBLE BEDROOM / DAY ROOM

15' 8" x 9' 0" (4.78m x 2.74m)

Two sets of wood & glazed French doors on to the patio. Two radiators.



PATIO GARDEN

The rear garden enjoys a sunny aspect and is paved for low maintenance. Outside tap, power point and lighting. Steps lead down to the mooring.

10M MOORING

The house comes with a 10m mooring and shared pontoon (pontoon shared with neighbour)

FIRST FLOOR LANDING

Radiator. Stairs to all floors. Doors to living room and dining room.

LIVING ROOM

18' 0" x 14' 8" (5.49m x 4.47m)

Wood & glazed French doors with matching side panel windows on to the balcony. Radiator.



BALCONY

14' 0" x 4' 0" (4.27m x 1.22m)

Glass screening overlooking the water. Wood deck flooring.

DINING ROOM

18' 4" x 10' 8" (5.59m x 3.25m)

Two double glazed Velux style windows. Radiator. Opening to:

KITCHEN

14' 7" x 6' 9" (4.44m x 2.06m)

Front aspect double glazed window. The kitchen comprises a single drainer bowl and a half sink unit with mixer tap and cupboard under. Further range of wall and base level cupboard and drawer units with ample work surfaces and tiled surrounds. Integral appliances include an eye level oven / microwave, electric hob with cooker hood over, dishwasher, fridge and freezer. Recessed down lights.



TOP FLOOR LANDING

Double glazed Velux style window. Doors to both en-suite bedrooms and airing cupboard.

MASTER BEDROOM

14' 8" x 10' 7" (4.47m x 3.23m)

Rear aspect double glazed window. Radiator. Archway to the dressing room with fitted wardrobes. Door to:



EN-SUITE BATHROOM

8' 0" x 6' 9" (2.44m x 2.06m)

Double glazed Velux style window. Four piece suite comprising a panel enclosed bath with chrome mixer tap, wash hand basin, bidet and close coupled wc. Radiator. Shaver light point. Recessed down lights.

GUEST DOUBLE BEDROOM

10' 9" x 10' 8" (3.28m x 3.25m)

Front aspect double glazed window. Radiator.

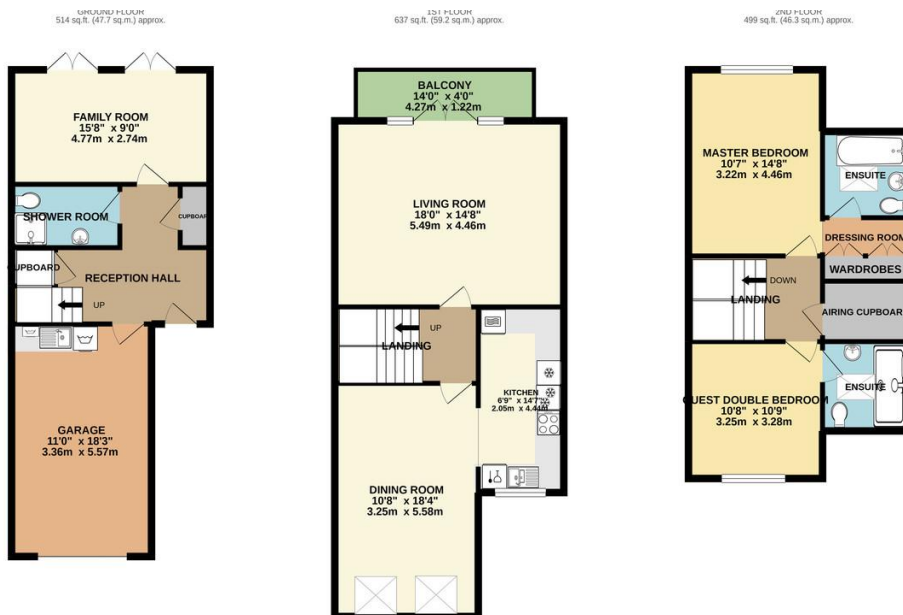
EN-SUITE SHOWER ROOM

Front aspect double glazed Velux style window. Three piece suite comprising a panel enclosed bath with chrome mixer tap, wash hand basin and wc. Radiator. Shaver light point. Recessed down lights.



ADDITIONAL

INFORMATION The New Forest District Council tax Band is G. The MDL service charge is to be confirmed.



TOTAL FLOOR AREA: 1649 sq ft. (153.2 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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