



## Endeavour Way

Hythe, Southampton, SO45 6LA

- Stunning Detached Marina 'P' Home with Gated Entry, Off-Road Parking
- Five / Six Double Bedrooms with Three En-Suite
- Large Triple Aspect Living Room, Wrap-Around Balcony, Double Detached Garage
- 26m Mooring and Two 10m Moorings totalling 46 metres of Private Berths

**£1999,995**

EPC Rating 'C'





## Property Description

### **HYTHE MARINA**

Built in 1985, the Hythe 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.

### **ENTRANCE HALL**

As you enter the property through a double glazed iceberg glass UVPC door (with double glazed iceberg glass windows at either side) you are greeted by a large entrance hall with tiled flooring, a timber staircase and banister which lead to a galleried landing on the first floor. Radiators with fitted covers, ample storage and access to all ground floor rooms. Sunlight illuminates this front hall due to a feature velux window.

### **LAUNDRY ROOM - CLOAKROOM**

Situated by the front door is the family laundry room, comprising of; a front aspect double glazed frosted window, space for washing machine and separate dryer, tiled flooring, granite worksurface with built-in double drainer ceramic sink with chrome mixer tap, wall and base level storage, digital radiator and large coat rack.

### **OFFICE**

Spacious office with plush carpet, side aspect double glazed window and radiator with fitted cover. This room would also make an ideal sixth double bedroom.

### **KITCHEN**

Bright kitchen comprising of; wall and base level oak storage units with black granite worksurfaces and white tiled surrounds. Single and a half drainer stainless steel sink with chrome mixer tap situated below side aspect double glazed windows, looking out over the Marina and Southampton waters. Integrated appliances include; Neff dishwasher, Panasonic microwave, Siemens double electric oven and grill, Siemens built-in four hob gas burner stove with extractor hood overhead and LG American style fridge-freezer. Other features include an oak wine rack and access to utility room and breakfast room.

### **UTILITY ROOM**

Just off the kitchen sits a utility room featuring wall and base level storage, white worksurface with built-in single drainer stainless steel sink with chrome mixer tap and tiled surrounds. Modern Worcester boiler and side aspect double glazed UVPC door to exterior patio area. Space for separate washing machine and dryer, making this, another potential laundry room.

### **BREAKFAST ROOM**



Featuring sliding double glazed patio doors to the wrap-around balcony, tiled flooring and radiator with fitted cover. Glass panelled door to hall and arch connecting to kitchen.

#### **DINING ROOM**

Currently in use as a games room, sliding double glazed patio doors to wrap-around balcony, plush carpet and radiator with fitted cover. Double doors have been removed to open up the dining room and hall.

#### **LIVING ROOM**

Large triple aspect living room with three sets of double glazed patio doors all leading to the wraparound balcony with excellent 270-degree views of Hythe Marina and also views of Southampton waters, plush carpet and two radiators with fitted covers. A working gas fire is housed in a marble and granite fireplace taking centre stage. Double glass panelled French doors.



#### **SHOWER ROOM**

Downstairs shower room comprising of; a white ceramic pedestal basin with 'hot' and 'cold' chrome taps and light up vanity mirror above, white ceramic WC and walk-in corner shower with chrome fittings. Side aspect double glazed frosted window, heated towel rail and extractor fan.

#### **LANDING**

First floor landing overlooking the entrance hall, ample storage and airing cupboard, access to all first floor rooms and loft.



#### **MASTER BEDROOM**

Expansive master bedroom featuring two double glazed Velux windows, double glazed French doors to your own private balcony, plush carpets, built-in wardrobes and En-suite.

#### **ENSUITE**

Bright and spacious four piece En-suite comprising of; 'His' and 'Hers' white ceramic pedestal basins with 'hot' and 'cold' chrome taps and individual mirrors above, a white ceramic WC, white enamel corner bath and walk in shower both with chrome fittings. Heated towel rail, two Velux windows, extractor fan, tiled floor and walls.

#### **BEDROOM TWO**

Large double bedroom featuring front and side aspect double glazed windows overlooking Hythe Marina,



plush carpets, built-in wardrobe and En-suite.



### **ENSUITE**

Three-piece En-suite shower room comprising of; a white ceramic pedestal basin with 'hot' and 'cold' chrome taps and light up vanity mirror above, white ceramic WC and double cubicle shower with chrome fittings. Tiled walls and carpeted flooring, side aspect double glazed frosted window, heated towel rail and extractor fan.

### **BEDROOM THREE**

Large double bedroom featuring side aspect double glazed windows overlooking the Marina, plush carpets, built-in wardrobes and En-suite.



### **ENSUITE**

Three-piece En-suite shower room comprising of; a white ceramic pedestal basin with 'hot' and 'cold' chrome taps and light up vanity mirror above, white ceramic WC and corner shower. Tiled walls and carpeted flooring, side aspect double glazed frosted window, heated towel rail and extractor fan

### **BEDROOM FOUR**

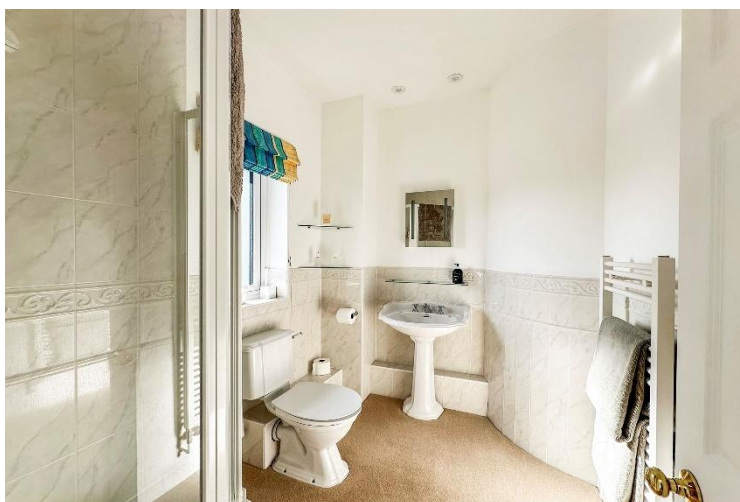
Large double bedroom featuring side aspect double glazed windows overlooking the Southampton waters, plush carpets and built in wardrobe.





### **BEDROOM FIVE**

Double bedroom with plush carpets, bespoke built-in shelving and side aspect double glazed French doors to your own private balcony overlooking the Southampton waters.



### **FAMILY BATHROOM**

Four-piece family bathroom suite comprising of a white pedestal ceramic basin with 'hot' and 'cold' chrome taps and mirror above, white ceramic WC, white enamel bath with chrome fittings and double shower cubicle. Tiled floor and walls, heated towel rail and extractor fan.

### **EXTERIOR**

At the front:

Large block-paved driveway providing ample room for off-road parking. Brick wall boundaries all enclosed with a double iron gate.

At the back:

Paved patio area to the North-East side, the perfect entertaining space (overlooking your private mooring) to gather with family and friends, surrounded with a trim of artificial bushes. Spacious timber wrap-around balcony with an abundance of covered outlets and a fresh water tap. Two side access gates.



### **DOUBLE GARAGE**

Twin electric doors to the front, fitted work bench, lighting and electric connected. Pitched roof allowing potential for overhead storage. Side access door.

### **PONTOONS**

Large double sided mooring set to the North-East side allowing for a 26m and 10m berth, accessed via steps from the rear patio.

A further 10 metre pontoon to the South-West side of the property

### **ADDITIONAL INFO**

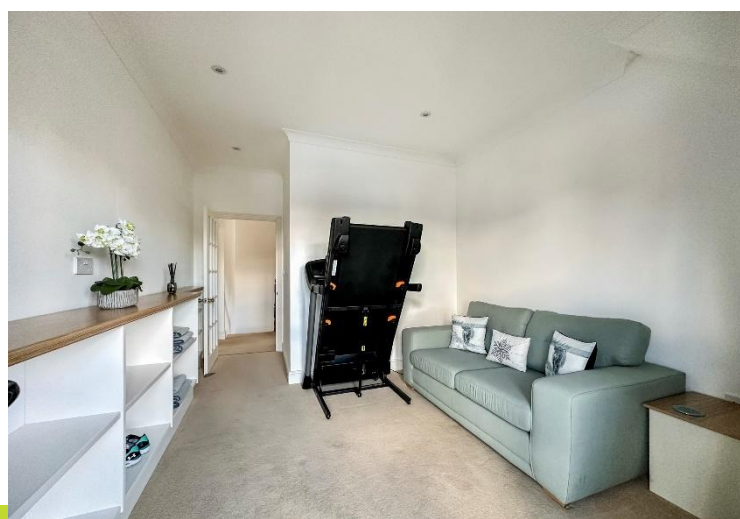
Gas central heating throughout

Leasehold - MDL Marina's

Service charge: £3000 billed every 6 months

EPC rating: C

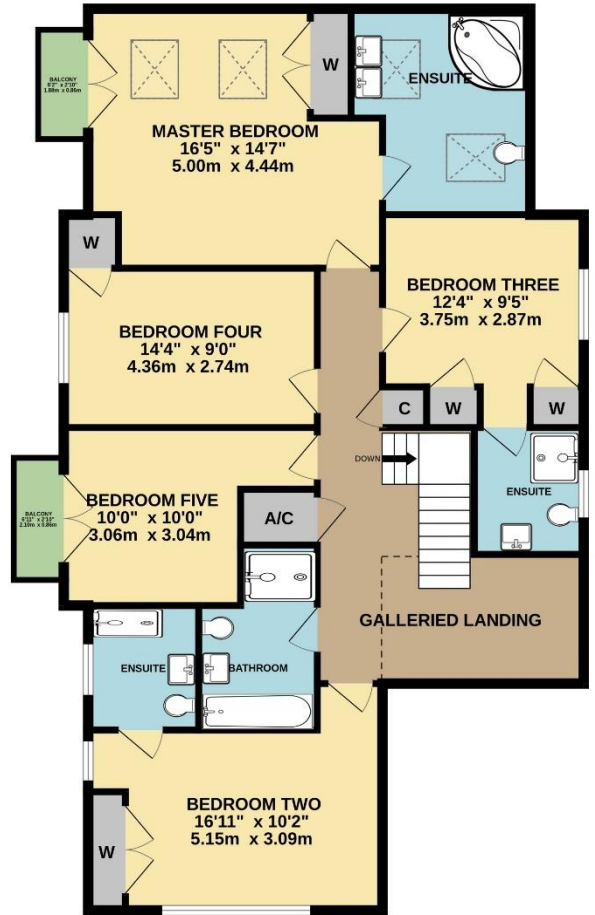
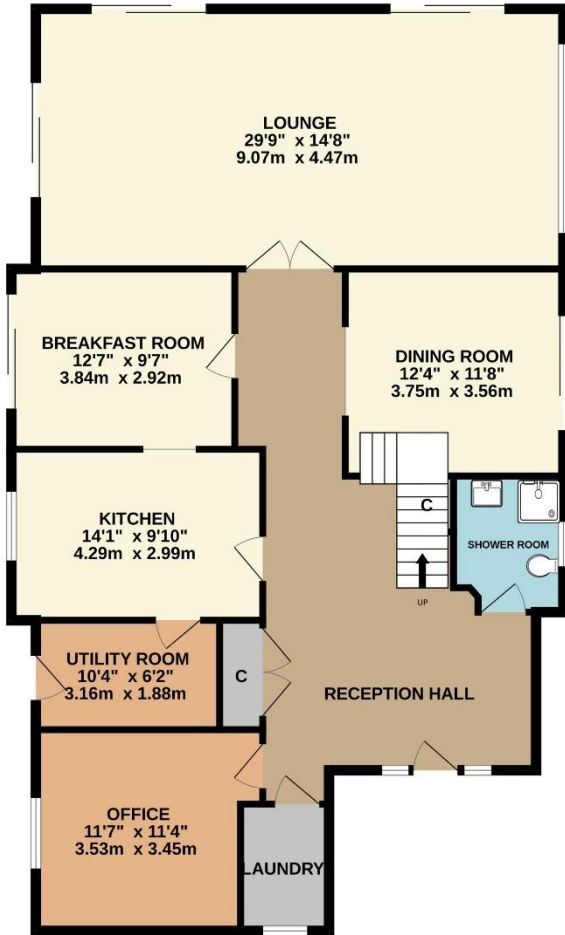
Council Tax Band: H





GROUND FLOOR

1ST FLOOR



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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