



47 Shamrock Way

Hythe, Southampton

- Introducing a stunning modern two-story maisonette with an incredible view
- Two Double Bedrooms one with Balcony
- Lounge / Diner with Balcony

Asking Price Of - £445,000

EPC Rating

C

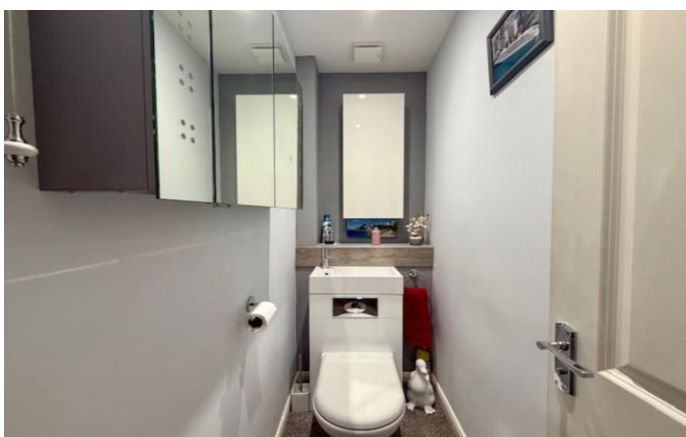




Property Description

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. For a unique travel experience, hop on the historic Hythe Ferry from the nearby pier and sail to Southampton for a day of shopping.



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.

ACCESS TO THE PROPERTY with access to your very own undercover carport, providing convenient and hassle-free parking. The entrance to the property is through a set of stairs leading up to the front, adding a touch of character and privacy.

ENTRANCE HALL As you enter through the UPVC double glazed front door into the spacious entrance hall, you are greeted by the wood design laminate flooring that radiates a sense of sophistication. The modern vertical radiator adds a touch of warmth to the space, creating a welcoming atmosphere for guests and residents alike.

The Hall offers convenient access to the kitchen, w.c., storage space, and lounge, providing a seamless flow throughout the home. The staircase leading to the top floor showcases the carefully considered layout of the property.

KITCHEN 10' 5" x 8' 2" (3.18m x 2.49m) Modern kitchen that boasts cream gloss wall cupboards and base units, complemented by under cupboard and kickboard lights for a touch of elegance. The oak worktops and oak paneling on the walls add a warm and inviting atmosphere. Equipped with high-end appliances such as a Bosch induction hob, extractor fan, single oven, and a built-in Beko washing machine and American-style fridge freezer, this kitchen is a culinary enthusiast's dream.

The property also benefits from a Worcester boiler conveniently located in the kitchen, and laminated flooring tiles for easy maintenance. Stay cozy on colder days with a radiator adding warmth to the space.

LOUNGE/DINER 16' 9" x 12' 7" (5.11m x 3.84m) A generously-sized lounge/diner thoughtfully designed with sleek and contemporary finishes. Large rear aspect double glazed UPVC windows flood the room with natural light, while a double glazed door leads out to a private balcony showcasing panoramic vistas of the sea.

The living area is tastefully appointed with plush carpets, an electric flame effect fire, and a vertical radiator, offering both comfort and style. Perfect for hosting intimate gatherings or relaxing evenings at home. With its prime position overlooking the sea, this property offers a unique opportunity to immerse oneself in the beauty of the coast.

LOUNGE BALCONY A great sized balcony boasting new composite wood flooring and breathtaking views of Southampton Water and Hythe. The perfect spot for enjoying a morning coffee, a glass of wine in the evening, or simply relaxing while taking in the stunning scenery.



WC 6' 3" x 2' 8" (1.91m x 0.81m) The interior boasts a fashionable two piece white suite, including a push button flush wc and wash hand basin that exudes contemporary elegance. The durable carpet flooring enhances the space, while a vanity light mirrored cupboard adds a practical touch.

UNDERSTAIRS STORAGE Complete with plenty of space and an automatic light that illuminates as soon as the door is opened - providing both convenience and practicality.

LANDING Spacious landing with access to the guest room, master bedroom, main bathroom, and convenient storage cupboard. The flooring throughout is a luxurious beige plush carpet, adding an elegant touch to the space.



LOFT This spacious loft, accessed from the landing, boasts an abundance of natural light and comes equipped with a convenient pull-down ladder for easy access.

BATHROOM 8' 5" x 5' 8" (2.57m x 1.73m) Main bathroom equipped with a luxurious double walk-in mains shower, sleek grey walls, and a sink unit inset into a stylish base unit with ample storage. The flooring is adorned with chic grey vinyl, complemented by a chrome vertical heated towel rail and a vanity mirror with built-in lighting extractor fan and electric shaver socket.

MASTER BEDROOM 12' 4" x 10' 1" (3.76m x 3.07m) Step into the master bedroom, featuring plush carpets that exude luxury. The double glazed UPVC windows and door lead out to a Juliet balcony, providing breathtaking views of the shimmering waters.

MASTER BEDROOM BALCONY Juliet balcony with new composite decking flooring, offering breathtaking views of the tranquil water below.

BEDROOM TWO 12' 9" x 10' 6" (3.89m x 3.2m) Step into the bright and modern bedroom, featuring two glazed Velux windows that flood the room with natural light. The plush carpets underfoot add a touch of luxury to this inviting space.

REMOTE BOAT MOORING REMOTE BOAT MOORING The property benefits from a remote 10m mooring (C55) which is adjacent to the Boat House Hotel. There is power and water supply.

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.





ADDITIONAL INFO This impressive 2-storey maisonette is located within a gated residence in the sought-after Hythe Marina. Offering stunning views and boasting a 10m mooring, this property is a true waterfront gem.

Step inside to discover a spacious lounge diner with a balcony, perfect for enjoying picturesque sunsets over the marina. The master bedroom also features its own balcony, providing a peaceful retreat with serene water views. An additional double bedroom offers ample space for guests or a home office.

The modern kitchen with built in appliances is ideal for whipping up culinary delights, while the downstairs cloakroom provides convenience. Upstairs, the main bathroom is beautifully appointed for relaxation and luxury. Residents of this property can enjoy the nearby marina lifestyle and leisurely strolls along the waterfront, with convenient access to Hythe and its charming cafes, local shops just a short walk away.

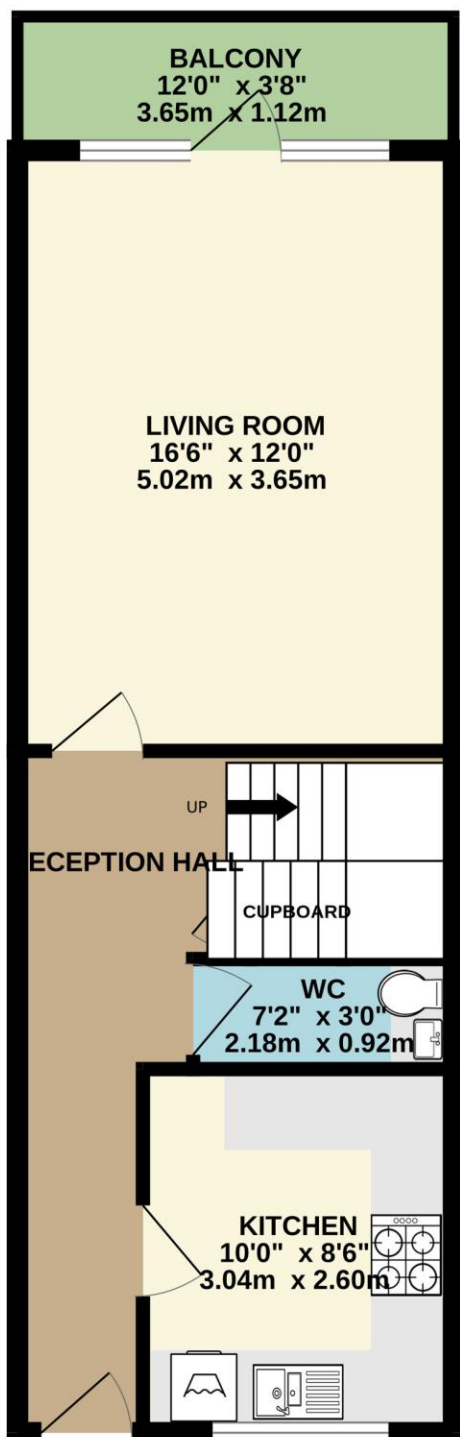
Don't miss out on this unique opportunity to own a waterfront retreat.

With 958 years remaining on the lease and a current service charge of £3447.46 split into two 6 monthly payments of £1723.00, this property offers both comfort and convenience. Situated in an area with a Council Tax Band D and an EPC Rating C, this property is ideal for those looking for a modern yet affordable home. The spacious rooms and well-maintained interior make it perfect for families or professionals alike.

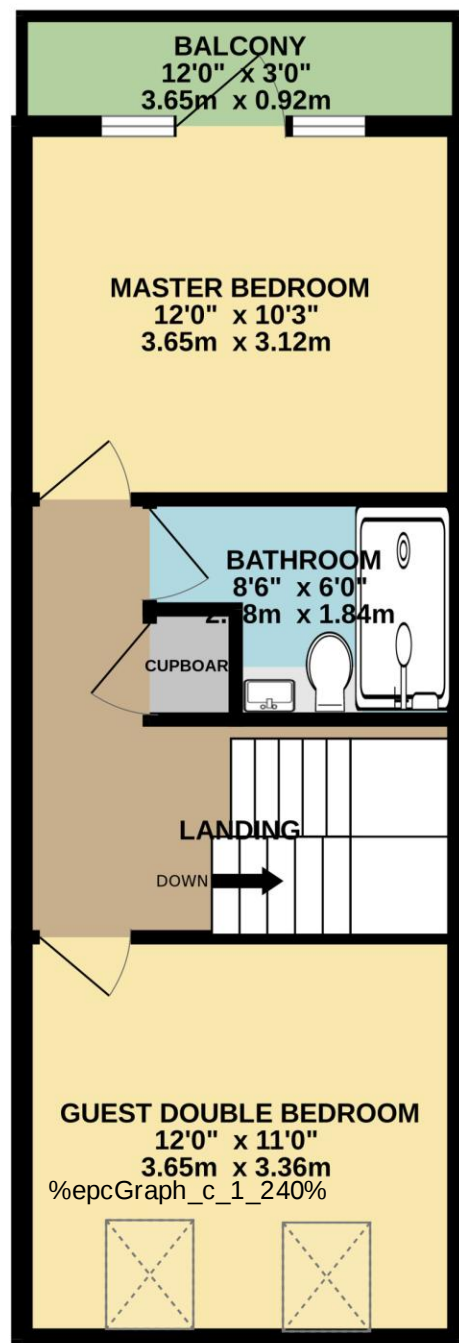
This beautiful property is not only ideal for those looking for a permanent residence, but also makes for a convenient holiday home with the ability to simply lock up and go.



GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



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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

