



## Endeavour Way

Hythe Marina, Southampton

Asking price of - £695,000



- Three Storey Marina Home, Three Double Bedrooms, Two Ensuite
- 12m Mooring, Private Patio, Private Balcony
- Garage With Utility and Driveway
- Ground Floor Modern Kitchen Diner With Intergal Appliances

**EPC Rating**

TBC





## Property Description

**KITCHEN/BREAKFAST ROOM** Modern kitchen with engineered oak flooring, paired timber work surfaces and shelving. Wall and base level stylish cupboard and draw units. Single drainer ceramic sink with chrome mixer tap. Integral fridge freezer and pull out pantry. Wine chiller. Five hob gas burner stove with dual oven and a grill with tiled splash back and extractor fan. Integral dish washer. Space for a breakfast table / dining area. Sliding doors to patioed garden leading to private mooring.

**LIVING ROOM** Light and spacious living room with plush carpet and built in fire place. Large sliding doors to private balcony overlooking the spectacular views of the Marina.

**FAMILY BATHROOM** Elegant family bathroom with shower over bath and glass bath screen. Ceramic sink with gold chrome mixer tap. Traditional ceramic toilet pan with cistern and gold accent handle flush. LED light up vanity storage mirror above sink.



**BEDROOM ONE** Spacious double bedroom with plush carpet. Built-in storage. Deep front aspect bay window. En-suite comprising of a ceramic pedestal sink with gold chrome mixer tap, ceramic traditional toilet pan with cistern and gold accent handle flush, single tiled shower cubicle and LED vanity mirror above sink. Front aspect smoked window.



**BEDROOM TWO** Another spacious double bedroom with plush carpets and built-in storage. Vaulted ceiling and stylish triangular tipped rear aspect window with views over the Marina. En-suite comprising of a modern fitted three piece white suite shower room with double shower cubicle. WC with concealed flush. Inset wash hand basin with mixer tap and cupboard under. Heated towel rail. Wall level mirror with light. Extractor fan.

**BEDROOM THREE** Last spacious double bedroom, plush carpets, vaulted ceiling and front aspect Velux window. Built-in storage.

**PATIOED GARDEN** Patioed garden area looking out onto the Marina accessed from kitchen. Gated access down private stairs to 12metre Mooring.



**GARAGE** Single garage with utility area comprising of wall and base level cupboards, single drainer stainless steel sink with chrome mixer taps. Under counter tumble dryer and space for washing machine. Storage cupboard.

**MOORING** Own private 12ft mooring accessed via steps from rear patio.

**OTHER** Gas central heating throughout and modern radiators in each room. All windows are double glazed and so are the doors. Modern finish through all bedrooms lounge and kitchen. Boiler and hot water tank only approximately two years old. Annual Marina fee of £3200.







GROUND FLOOR  
485 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR  
485 sq.ft. (45.2 sq.m.) approx.



2ND FLOOR  
485 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1397 sq.ft. (129.9 sq.m.) approx.  
While 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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