



## 41 Endeavour Way Hythe, Southampton

- Three Storey Marina Home
- 12m Mooring
- Garage and Driveway
- Ground Floor Kitchen Diner

**Asking Price Of £694,950**

**EPC Rating**

**C**





## Property Description

**ENTRANCE HALL** The light bright entrance hall has doors leading to the integral garage, and the view of the dining patio doors and beyond invite you though to the bright and spacious kitchen diner. From the entrance hall there are stairs leading to the upper floors.

**KITCHEN/BREAKFAST ROOM** 16' 10" x 10' 11" (5.13m x 3.33m) This lovely home boasts a modern kitchen with engineered oak flooring, quality timber work surfaces, and a good range of stylish base and wall units and bespoke shelving. The kitchen is equipped with top-of-the-line appliances including an integral fridge freezer, wine chiller, and a five hob gas burner stove with dual oven & grill, tiled splash back and an extractor fan. There is a single drainer ceramic sink with chrome mixer tap, and there is an integral dish washer. The kitchen diner is flooded with light from the sliding patio doors leading to a private patio with marina views. The dining area has room for a table and chairs and is perfect for entertaining guests or simply enjoying a peaceful morning coffee.

**LANDING** The first floor landing has a built in, full height double door cupboard providing yet more useful storage.



**LIVING ROOM 16' 10" x 10' 6" (5.13m x 3.2m)** This light and spacious living room boasts plush carpet creating the perfect setting for cosy evenings or ideal for entertaining family and friends. Large sliding doors lead out to a private balcony, offering a peaceful escape with unrivalled vistas.



**BALCONY** Leading out from the lounge, the first-floor balcony has decked flooring, glass-panelled screening to the front, and walls to each side, providing privacy. From here there are spectacular, unobstructed views of the marina, Southampton Water and beyond. With the patio doors open on a sunny day, the balcony acts as a wonderful al fresco extension to the lounge. This private oasis is the perfect spot for enjoying a morning coffee or evening drink while taking in the spectacular scenery.

**FAMILY BATHROOM 6' 4" x 6' 4" (1.93m x 1.93m)** Situated on the first floor, this beautifully designed family bathroom features a luxurious shower over bath with a glass screen. The white suite includes a ceramic sink with a stylish gold chrome mixer tap and a traditional ceramic toilet pan with a cistern and gold accent handle flush. The LED light up vanity mirror above the sink adds a touch of sophistication. The walls are mainly tiled, adding a modern touch to this classic space.



**BEDROOM TWO 16' 10" x 13' 4" (5.13m x 4.06m)** A spacious double bedroom situated on the first floor, with plush carpet and a large double door, full height built-in wardrobe. The highlight of the room is the deep front aspect bay window, flooding the space with natural light and offering picturesque views. The luxury continues into the en-suite shower room, providing the ultimate convenience and comfort for the lucky occupants.



**EN SUITE** The en-suite shower room boasts a ceramic pedestal sink, a toilet, and a tiled shower cubicle, perfect for unwinding after a long day. The vanity LED mirror above the sink adds a touch of elegance to the space, while the front aspect privacy window ensures maximum comfort and tranquility.

**LANDING 2ND FLOOR** The bright and airy top floor landing leads you to both the master bedroom and bedroom 3. On the landing you will find yet another double door storage cupboard.



**MASTER BEDROOM 14' 8" x 10' 7" (4.47m x 3.23m)**  
The master bedroom is spacious double bedroom on the top floor with plush carpets and a built-in double door full height wardrobe. The impressive vaulted ceiling and stylish triangular tipped rear aspect window are real wow factors, and there are breath taking views over the Marina, perfect for enjoying the picturesque scenery. This delightful master bedroom also benefits from it's own en-suite bathroom.

**MASTER EN-SUITE** The master en suite bathroom is complete with a modern fitted white suite, including a WC with concealed flush, and an inset wash hand basin with mixer tap and storage cupboard, and an impressive double shower cubicle with fitted rainfall shower.. You'll find added touches of elegance with a heated towel rail and extractor fan for added comfort.



**BEDROOM THREE 11' 10" x 10' 7" (3.61m x 3.23m)**  
This is a spacious double bedroom with plush carpets, and a vaulted ceiling that creates a sense of light and space. The front aspect Velux window floods the room with natural light, while the double door full-height built-in wardrobe provides ample storage space. Additionally, there is an extra built-in storage cupboard for all your belongings.

**SUN TERRACE** The patio garden area, perfect for enjoying the serene views of the Marina, is easily accessed from the kitchen diner. Step outside and revel in the tranquility as you relax in your own private oasis. there is exclusive gated access down private stairs to a 12-metre mooring, ideal for those with a passion for boating and water activities. Privacy fencing to each side of the sun terrace ensures a sense of seclusion and security, while there is ample space for patio furniture to create an inviting outdoor entertaining space.



**GARAGE & UTILITY 11' 8" x 10' 7" (3.56m x 3.23m)** A single integral garage, featuring an up and over door to the front of the property, and an inner door to the entrance hallway for easy access. The utility area is equipped with wall and base level cupboards, a single drainer stainless steel sink with chrome mixer taps, and even space for a tumble dryer and washing machine. Plus, there's a convenient storage cupboard for all your belongings.

**PRIVATE BOAT MOORING** This waterfront gem boasts it's very own private 12m mooring, with a safe gated entrance, accessed via steps from the rear sun terrace, offering both security and convenience.

**ADDITIONAL INFORMATION** We are thrilled to introduce this beautiful 3-bedroom townhouse located in the highly sought-after Hythe Marina Village. This stunning property offers a luxurious lifestyle with the added bonus of 12m boat mooring access directly from your sun terrace, making it ideal for boat owners seeking convenience and waterfront living.

The townhouse features three spacious double bedrooms, two of which come with their own en-suite bathrooms, as well as a family bathroom for added convenience. The generously sized lounge opens up to a balcony, and the kitchen diner seamlessly flows out to your private patio sun terrace. Additionally, there is an integral garage with a handy utility area, along with your own private driveway.

Conveniently situated just a short stroll away from the charming village of Hythe and the breathtaking New Forest National Park, residents will have endless opportunities to explore and appreciate the natural beauty and amenities that this exceptional location has to offer. Whether you enjoy leisurely walks, cycling, or simply taking in the stunning surroundings, Hythe Marina Village provides the perfect backdrop for a tranquil and fulfilling lifestyle.

This exceptional townhouse in Hythe Marina Village is truly a piece of paradise waiting to be owned. Contact us today to book a viewing and experience the magnificence of this waterfront property for yourself.

**MARINA INFORMATION & LOCATION** 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.

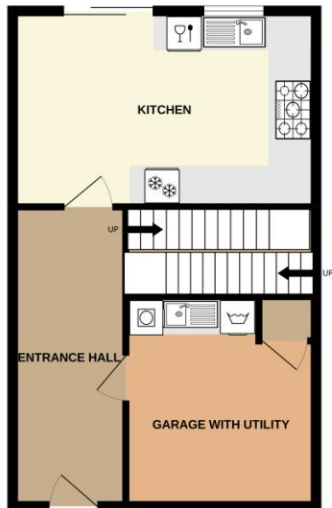
The New Forest and local beaches at Lepe/Calshot are only a short drive away. There are good transport links with the M27, rail, (Southampton Central to London Waterloo) and Southampton Airport all easily accessible. The historic Hythe Ferry, accessible from the pier, gives alternative travel to Southampton for further shopping

Service charge; £2166.00 every 6-months = £4332 per annum

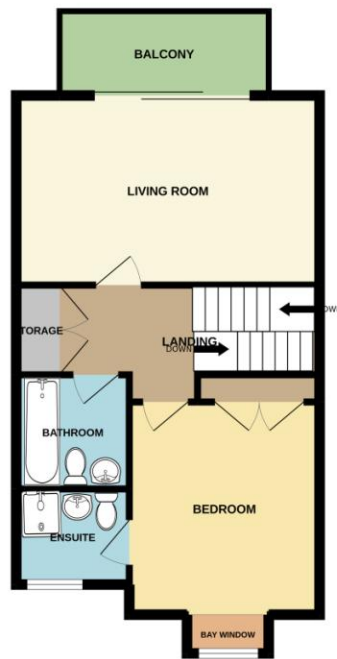
Council tax is G, EPC Rating D

Property has approx 957 years left on the lease

GROUND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



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



2ND FLOOR  
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1397 sq.ft. (129.8 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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