



40 Shamrock Way

Hythe, Southampton, SO45 6DY

- SEA FRONT TWO BEDROOM APARTMENT
- SHORT WALK TO HYTHE VILLAGE CENTER
- EN-SUITE MASTER BEDROOM W/ SEA VIEWS
- RESTAURANTS, SECURITY, GYM, HAIRDRESSER
- DOUBLE GARAGE WITH ELECTRICITY
- GROUND FLOOR WITH FRONT GARDEN
- BALCONY WITH STUNNING VIEWS
- 12 METER PRIVATE MOORING
- OPEN KITCHEN, DINING, LOUNGE
- NO STAIRS

Guide price £455,000 Leasehold





Lounge

The bright and airy lounge provides a welcoming space to unwind, with large windows allowing natural light to fill the room. A door leads to a small private balcony, offering a quiet outdoor space to enjoy the stunning marina views.

Kitchen/ Diner

The kitchen offers a practical layout with ample cupboard space and essential appliances. While it is a little dated, it provides a solid foundation for anyone looking to modernise and create a contemporary culinary space. With plenty of potential, the kitchen is a great opportunity for the new owner to add their personal touch and enhance the overall design of the property.

Master Bedroom

A generous master bedroom that offers a comfortable retreat and offers stunning views across the Solent. This room has a door leading directly to the family bathroom, effectively making it an en-suite, while still offering convenient access for guests or family members. It's an ideal space for relaxation and provides a practical layout.

Bedroom Two

The second bedroom is equally as spacious and features its own en-suite bathroom, offering privacy and comfort. Perfect for guests or family, it ensures both rooms benefit from easy access to bathroom facilities.

Additional Features

Set in a tranquil marina environment, the property is within easy reach of local amenities, creating the perfect balance of peace and accessibility. Hythe Marina Village, built in 1985, is a lovely community just a few minutes walk from Hythe Village Center with all the amenities and an idyllic little High Street!





Local Authority
Council Tax Band D
EPC Rating C



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.