

40 Shamrock Way

Hythe Marina Village, 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 £399,000 Leasehold













Living Room

22'08 x 18'10

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

7'07 x 19'02

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

11'08 x 12'10

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 2

9'08 x 9'10

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.

Bathroom 1

8'07 x 5'01

A lovely bathroom with shower, toilet, and sink.

Bathroom 2
2'05 x 7'05
Another modern bathroom set with a toilet, sink, and shower.

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 minuets walk from Hythe Village Center with all the amenities and an idyllic little High Street!

Rear Garden
Tidy patio looking over Hythe and the water. The rear also gets the morning sun.

Front Garden
Front patio with space for furniture. The sun sets facing the front.

What should one ask when buying a leasehold proper
When buying a leasehold property, particularly in the UK, there are several key questions to ask to ensure you understand the implications and potential costs involved. Here are some crucial ones:

Lease length: How long is the lease? Shorter lease can significantly affect the property's value and your ability to secure a mortgage. Leases under 80 years can be problematic and may require an extension, which can be costly. The lease length on this property is 954 years.

Ground rent: What is the current ground rent, and how often does it increase? Ground rent is an annual fee paid to the freeholder. Some leases have clauses that allow ground rent to increase, sometimes exponentially, which can become a significant financial burden. There is no ground rent on this property.

Service charges: What are the service charges, and what do they cover? Service charges are fees for the maintenance and management of communal areas and services. These can vary widely and may increase over time. The service charge for this property is £2228.91 paid 6 monthly (twice a year).



Local Authority **NFDC**
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.