



 **HAMWIC**
Independent Estate Agents



Shorefield Road, Marchwood, SO40
Southampton

£210,000

Property Type: Terraced House

Bedrooms: | Bathrooms: | Receptions:
2 | 1 | 1

An immaculately presented and cleverly designed one bedroom corner house, perfectly suited to first time buyers, professionals or those seeking a low-maintenance home with character and individuality. This modern property makes the most of its footprint with a striking mezzanine-style first floor, contemporary finishes throughout and the rare benefit of off-road parking and a private separate courtyard garden.

- Immaculately Presented Modern Corner House
- Mezzanine First Floor Bedroom
- Contemporary Refitted Shower Room
- Stylish Open Plan Living And Kitchen Area
- Versatile Ground Floor Dressing Room / Home Office
- Off-Road Parking To Front And Rear
- Ideal First Time Buy Or Investment Opportunity

Location - Shorefield Road is situated within a quiet residential area of Marchwood, offering excellent access to local shops, schools and amenities. The New Forest National Park is close by, providing miles of open countryside, woodland walks and outdoor pursuits. Southampton city centre, Totton and major commuter routes are all within easy reach, making this an ideal balance of convenience and lifestyle.





Accommodation - A glazed side entrance door opens directly into the main living space, setting the tone for the modern and stylish interior. The open plan living area enjoys a bright and welcoming feel, finished with engineered laminate flooring throughout the ground floor, creating a seamless flow.

The open modern kitchen featuring gloss red base units paired with gloss white eye-level cupboards, all enhanced by ambient concealed LED lighting and under-cabinet lighting. Ample work surface space extends into a breakfast bar with recess for seating. Integrated electric hob with oven below, inset sink unit, and space and plumbing for a washing machine and fridge/freezer. Tiled flooring completes the kitchen area.

An additional ground floor room provides excellent versatility and can be used as a dressing room, utility space or home office. This room benefits from a side window and fitted carpet, making it a valuable and flexible addition rarely found in properties of this type.

An open staircase rises to an impressive mezzanine first floor, where the bedroom area enjoys a bright and airy feel with a side window and Velux window to the front aspect. A door leads into the modern refitted shower room, which comprises a low-level WC, wash hand basin and walk-in shower cubicle, along with a useful storage cupboard.

Outside - To the front of the property there is off-road parking, while to the rear an open driveway leads to an additional parking area and a wooden gated entrance opening into a private courtyard-style garden. This low-maintenance outdoor space includes a useful storage shed.

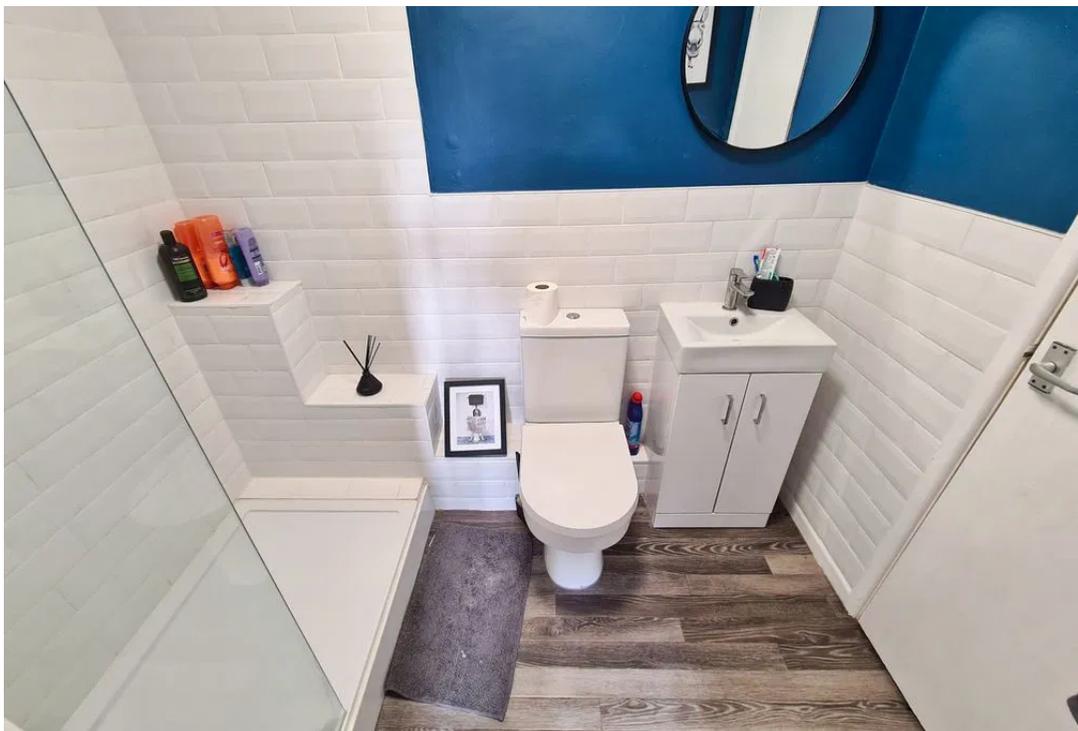
Further Information

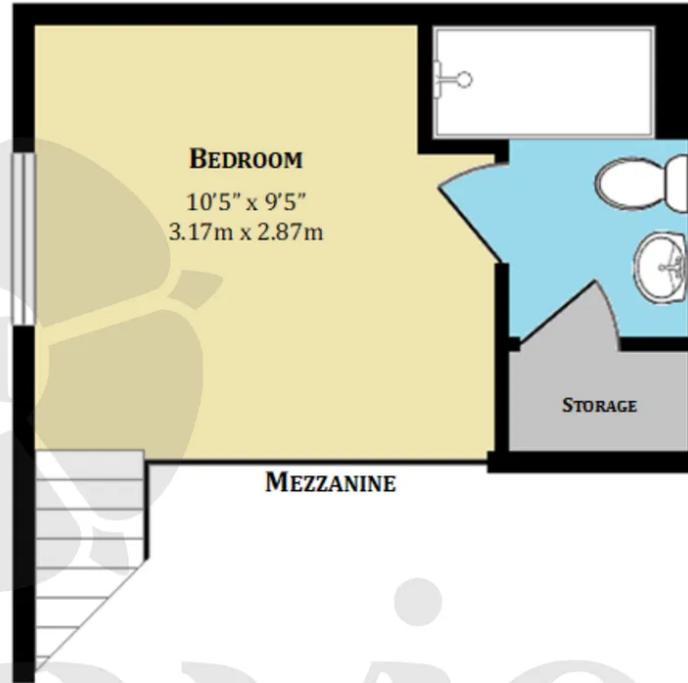
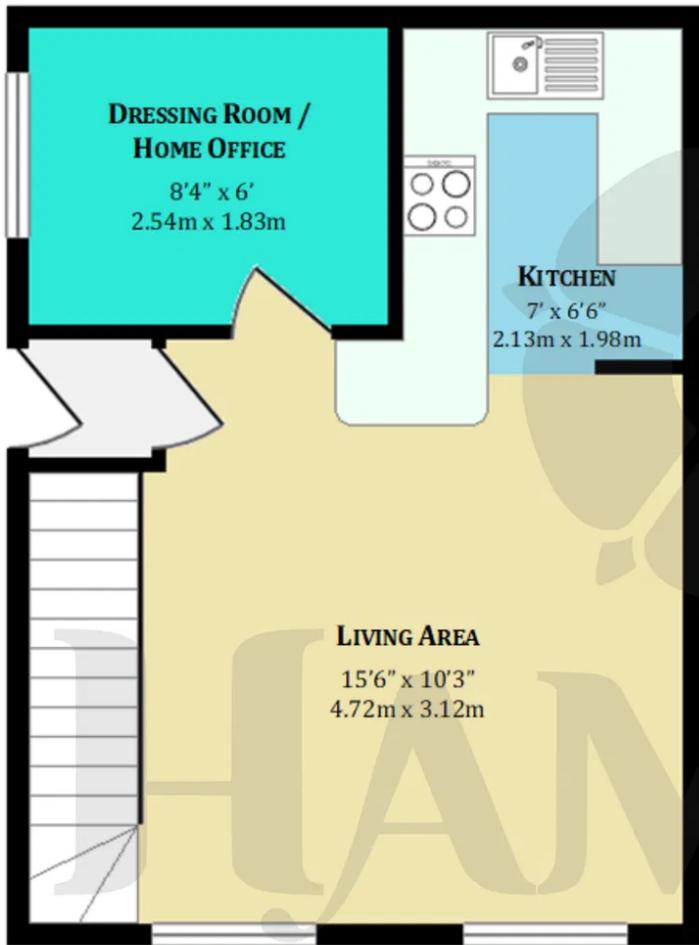
Construction: Standard brick construction

Utilities: Mains Water, Mains Electricity

Heating: Electric Heating

Council Tax Band: B





All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding. Hamwic Independent Estate Agents Ltd accepts no liability for errors or omissions.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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