



25 Endeavour Way
Hythe, Southampton

- MAJOR PRICE REDUCTION
- 3 Bedroom Marina Home
- 10m Private Mooring
- Modern Kitchen / Diner

Asking Price Of - £595,000

EPC Rating

C





Property Description

LOCATION HYTHE MARINA was built in 1985, and is a unique development of a 206 berth Marina, with waterside homes, shops, restaurants, bars and boutique hotel.

The Marina has a thriving community, with local events and clubs for you to join. The Marina is a short walk from the delightful market town of Hythe with all local amenities close by with shops, restaurants and a 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.



PROPERTY DESCRIPTION This beautiful split level home has to be seen to be appreciated. It is tastefully decorated throughout and is finished to a very high standard. The property benefits from new windows and doors throughout, including Velux windows. It has also been fitted with new lighting and electrics, and the boiler was replaced 2 years ago. The kitchen and both bathrooms have been newly fitted, and the beautiful fitted wardrobes in the master bedroom are a new addition. The patio has recently been replaced, and the second floor balcony has been fitted with new glass.

This lovely home is light, airy and spacious and benefits from generous sized rooms, and has ample storage with cupboards on 2 of the landings. The unusual layout with staggered stairways really does make the most of the waterfront and marina views.

ENTRANCE HALLWAY As you enter the property the entrance hallway on the first floor has a door to bedroom 3 and a useful storage area. The hallway has a radiator, and staggered stairs down to the kitchen and up to the lounge on the second floor.

KITCHEN/DINER 19' 5" x 9' 3" (5.93m x 2.83m) On the ground floor, this beautiful, newly fitted bespoke kitchen has a fantastic range of floor cupboards and drawers, and matching wall units in a lovely gloss cream finish, complimented with black marble worktops. There is a built in Bosch double oven, with hob and extractor, and a built in fridge. There is a stainless steel 1 1/2 bowl sink with drainer unit. The kitchen has wood effect tiled flooring throughout. A unique fitted table and bench seating compliments the room making a charming and useful dining area. This is a really light and airy room with double aspect windows and a patio door giving fantastic views of the marina. The patio door opens on to the large patio with wonderful waterfront views.

SHOWER ROOM 6' 8" x 6' 5" (2.04m x 1.98m) This newly fitted, well equipped shower room on the ground floor has a large walk in shower, a modern W.C and a wash basin with vanity unit. The room is fully tiled

LOUNGE/DINER 20' 6" x 17' 7" (6.25m x 5.36m) With patio doors and side screen windows overlooking the private balcony, this spacious lounge has delightful views overlooking the moorings and marina. There is a radiator and TV point. The room has wooden flooring and is tastefully decorated. With ample room for living and dining this is a lovely space for relaxing or



entertaining.

BALCONY Situated on the second floor the balcony is accessed from the lounge and gives an additional outside space to make the most of the charming waterfront location. The balcony glass has been renewed.

MASTER BEDROOM 15' 7" x 11' 11" (4.75m x 3.63m) This delightful master bedroom is situated on the top floor. The room now benefits from a wall of high spec built in wardrobes in a white gloss finish providing ample storage and a clutter free room. There is a large velux window with radiator under.



ENSUITE BATHROOM 11' 0" x 7' 5" (3.35m x 2.26m) The ensuite bathroom has been recently fitted and benefits from a large velux window. There is a modern white bath suite comprising of a bath, a wall hung wash basin and a low level W.C. The room is tastefully tiled and there is a useful built in shelf above the basin. The floor is tiled and there is a large heated towel rail.

BEDROOM 2 13' 6" x 9' 2" (4.11m x 2.79m) Bedroom 2 is on the 3rd floor. It has a window to the front of the property with a radiator under.

BEDROOM 3 13' 10" x 11' 2" (4.22m x 3.4m) Bedroom 3 is on the first floor, accessed from the main entrance hallway. This bedroom would make an ideal study or home office, and has a useful alcove that could be used for storage. A separate storage room is accessed via this bedroom.



STORAGE ROOM The useful storage area is accessed from bedroom 3. It houses the boiler, and has plumbing and space for a washing machine, and also has space for a tumble dryer and a fridge freezer, as well as additional storage.

PATIO The patio is deceptively large and has been recently laid with new patio stones for easy maintenance. With fencing to either side and a secure gate leading to your mooring, this really is a delightful spot to sit and relax.

BOAT MOORING Property comes with a private 10m Boat Mooring



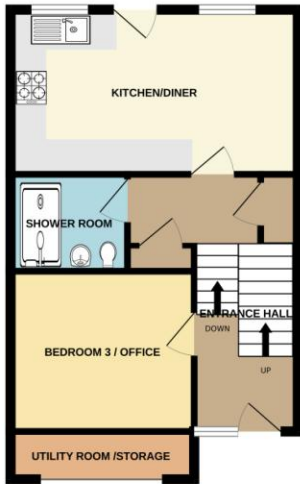


FRONT OF PROPERTY In a quiet location on Hythe Marina the property has private parking for 2 cars. There is an electric charge point and an outside tap.

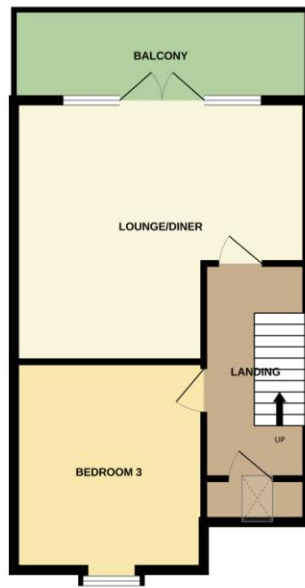
ADDITIONAL INFORMATION Situated in an enviable location, this impressive leasehold property boasts approximately 957 years remaining on the lease. Residents benefit from well-maintained communal areas with a service charge of £4,401.68 per year, payable in two convenient instalments. The home falls within Council Tax Band G and boasts an energy-efficient EPC rating of band C, ensuring comfort and cost-effectiveness.



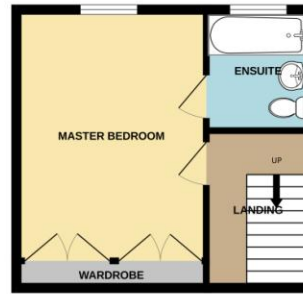
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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