



65 Endeavour Way Hythe, Southampton

- THREE BEDROOM MARINA TOWNHOUSE
- LOUNGE
- KITCHEN
- STUDY

Asking Price Of - £495,000

EPC Rating

C





Property Description

PROPERTY DETAILS Three-bedroom townhouse is ideally positioned within the sought-after Hythe Marina Village in Southampton, presenting an exceptional lifestyle opportunity for those seeking waterside living. Set within a tranquil residential development, this home is perfect for nautical enthusiasts, offering a private 10-metre boat mooring directly in front of the property-making spontaneous trips onto Southampton Water simply effortless.

The accommodation spans three floors, with generously sized living areas showcasing waterside vistas, ample room for relaxation, and potential for personalisation. In addition to family living, the property boasts its own parking and an adjacent private garage, ensuring convenience and security-a rare combination in marina settings.

Requiring new carpeting throughout and a splash of decorative refreshment, the home is a fantastic canvas for buyers wishing to imprint their own style, while enjoying



immediate marina-side amenities, and is offered to the market with no forward chain.



ENTRANCE HALL Step inside this charming residence, introduced by a classic wooden front door that opens into an elegant entrance hall. Warm and welcoming, the hall is laid with stylish beige ceramic floor tiles, creating an immediate sense of space and refinement. From here, all principal rooms unfold, each easily accessible for effortless everyday living or entertaining. A gracefully rising staircase draws the eye upwards, hinting at generous accommodation perfectly suited for growing families or those who enjoy having guests.



STUDY 8' 6" x 5' 9" (2.59m x 1.75m) Study, bathed in natural light from a front-aspect UPVC double-glazed window, creating an inspiring atmosphere for work or study. The room benefits from a high-quality built-in oak desk and ample storage, ensuring an organised and productive environment throughout the year. Central heating and a radiator provide comfort whatever the season, while the space awaits your personal touch for flooring, offering the ability to customise this area to your tastes.



BATHROOM 6' 4" x 6' 1" (1.93m x 1.85m) Bathroom, featuring smart ceramic beige floor tiles that create an inviting atmosphere. There is a modern bath equipped with a mains shower and a sleek glass shower screen-alongside a crisp white W.C. and pedestal sink. White wall tiles give the space a bright, clean feel, while the addition of a heated towel rail and efficient extractor fan assures comfort and convenience.

LOUNGE 12' 6" x 10' 9" (3.81m x 3.28m) This inviting lounge and immediately enjoy a light-filled space, courtesy of patio doors that open directly onto the rear garden. The vista extends out towards picturesque water views -perfect for creating a tranquil setting in your everyday life. A well-placed radiator offers comfort in all seasons, while the room waits for your choice of flooring-giving you complete freedom to add your personal touch.

BEDROOM TWO 12' 6" x 10' 9" (3.81m x 3.28m)
KITCHEN 12' 7" x 6' 6" (3.84m x 1.98m) kitchen features a large front-aspect double-glazed Bedroom Two is enhanced by elegant patio doors that open out onto a private balcony-a wonderful space to unwind and soak up the vibrant scenery below. The room is thoughtfully heated by a radiator, and awaits your choice of carpeting to complete its sophisticated feel.

window that welcomes in the natural light, setting a bright and pleasant atmosphere. The stylish cabinetry combines durable oak units with sophisticated black laminate worktops, complete with a breakfast bench-perfect for casual dining or entertaining.



A suite of high-quality integrated appliances caters to every culinary need, including a stainless steel sink, built-in fridge freezer, and microwave, along with an oven and robust gas hob enhanced by both extractor fan and dishwasher. A built-in washing machine ensures convenience; all set against tasteful ceramic beige floor tiles and complementary tiled walls, illuminated beautifully by modern ceiling spotlights.

BATHROOM 5' 3" x 5' 3" (1.6m x 1.6m) Bathroom thoughtfully positioned to enjoy natural light through its front aspect obscure double glazed window. The contemporary shower cubicle features a mains-powered shower, perfect for invigorating starts to your day, while the room is fitted with white wall tiles for a crisp, classic finish. Additional features include a corner sink unit, WC, extractor fan, and plumbing suitable for installation of your ideal choice of flooring.

BEDROOM ONE 12' 6" x 10' 9" (3.81m x 3.28m) A well-proportioned first bedroom featuring a generously sized rear aspect, double-glazed window that fills the room with natural light. Ideal for a restful night's sleep, this bright bedroom also offers a convenient built-in wardrobe and a radiator to keep things cosy throughout the year. While ready for a personal touch, the flooring awaits your choice of carpet to create your perfect sanctuary. An en-suite bathroom leads seamlessly from the bedroom, ensuring privacy and comfort.

EN-SUITE 5' 9" x 5' 0" (1.75m x 1.52m) En-suite designed for both comfort and style. The modern shower cubicle features a mains shower, complemented by a white WC and a sleek basin set upon useful storage. Additional touches include a heated towel rail, vanity unit, and an extractor fan-enhancing both functionality and contemporary appeal. While the en-suite is mostly complete, a discerning buyer can personalise the space further as it requires flooring, allowing you to add your own finishing touch.

BEDROOM THREE 10' 2" x 9' 1" (3.1m x 2.77m) Bedroom three is a double bedroom, benefiting from ample natural light through the Velux window set in the ceiling. Additional features include a built-in storage cupboard and a convenient radiator, providing comfort and practical storage solutions. The room presents a blank canvas for personal touches, ready to be fitted with your choice of carpeting for a homely finish.

OUTSIDE REAR Step outside to a spacious rear patio area, thoughtfully equipped with both an electric hook up and an outside tap-perfect for summer al fresco dining or hosting gatherings with friends and family. From here, elegant stairs lead directly down to your own impressive 10m private mooring, ideal for boating enthusiasts and those seeking direct access to tranquil views and waterways within moments of the doorstep.



PRIVATE BOAT MOORING Nestled in one of the most desirable locations, this distinctive property presents a rare opportunity for waterside living at its finest. Set behind a beautifully landscaped patio, the true focal point is a private 10m boat mooring effortlessly accessed from the rear of the home-perfect for boating enthusiasts eager to explore surrounding waterways directly from their doorstep.

OUTSIDE FRONT Residents benefit from dedicated off-road parking for one car right at the front of the property-an invaluable asset for easy day-to-day living. Additionally, there's ample roadside parking and extra spaces available at the nearby Marian car parks, ensuring that visiting friends and family are always well accommodated.

GARAGE A standout feature of the property is the adjacent garage. Generously proportioned and complete with an electric up-and-over door, it provides both secure parking and plentiful storage. The garage also benefits from electricity and the added bonus of a loft space.

ADDITIONAL INFO 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 F, EPC Rating C

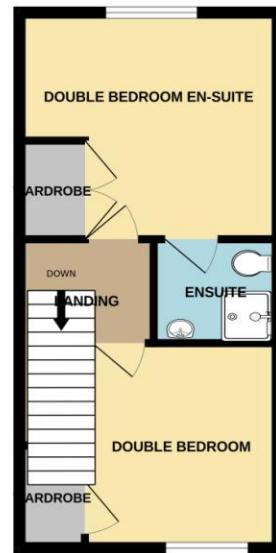
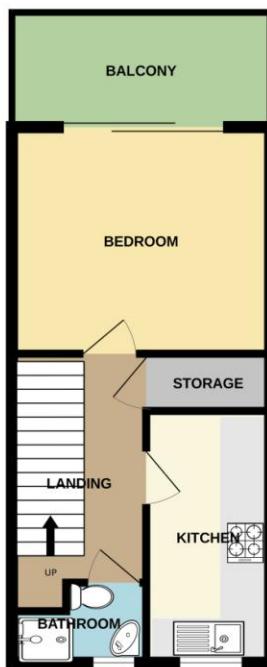
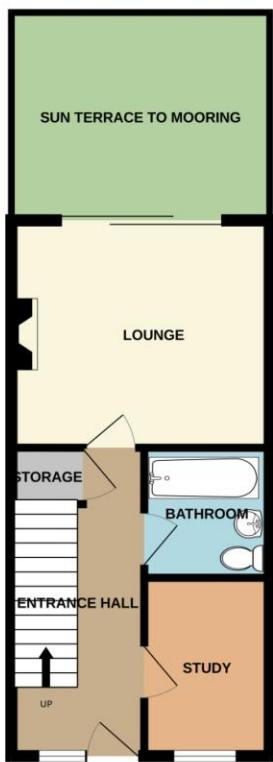
Property has approx 957 years left on the lease.

NO FORWARD CHAIN

GROUND FLOOR
324 sq.ft. (30.1 sq.m.) approx.

1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.

2ND FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA: 979 sq.ft. (90.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other internal features are approximate only. 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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