



38 Shamrock Way Hythe Marina Village, SO45 6DY

- SEA FRONT 3 BEDROOM HOME
- EN-SUITE MASTER BEDROOM
- PRIVATE PATIO COURTYARD
- OPEN LOUNGE AND DINING ROOM
- CONSERVATORY FACING THE SEA
- SHORT WALK TO HYTHE VILLAGE CENTER
- BALCONY WITH BEAUTIFUL SEA VIEWS
- GARAGE WITH PARKING
- RESTAURANTS, SECURITY, GYM, HAIRDRESSERS
- MUST SEE TO APPRECIATE

£580,000 Leasehold





This exceptional property boasts an enviable waterfront position, offering tranquil views and direct access to maritime pursuits. Built in 1985 and inspired by classic French design, it offers an exceptional opportunity for a unique lifestyle right by the water in desirable Hythe Marina Village .

This home places you a short stroll from the charm of Hythe town centre. Enjoy a weekly market brimming with local produce and artisan goods, as well as a selection of independent shops and cosy cafes. Within close proximity to the New Forest and beaches such as Lepe and Calshot only a short drive away, it provides the perfect spot for seaside picnics, country walks in the forest, or simply soaking up the coastal air.



ENTRANCE HALL

A bright and welcoming entrance hall that leads to the kitchen and lounge, as well as a small bathroom. Plenty of room for storage such as coat hangers and shoe racks with a small storage cupboard next to bathroom.



KITCHEN

Bright kitchen with a window above the sink that looks over the marina harbour. Generous storage with wood flooring and ample room for essential appliances. Doorway leads to the hall, right next to lounge and dining area.



WC

The first door in the hall leads to a small bathroom with w/c and sink. It has a translucent window and mirror with a shelf for storage.

LOUNGE / DINING ROOM

French doors to a private patio that looks over the water. Carpeted floor and open archway to dining area with a large radiator. Lounge has a fireplace and door through to the conservatory.

CONSERVATORY

Leading from the lounge, the conservatory has tiled floors and painted brick walls with a pleasant view of the water. The large windows are framed with dark wood and the room includes a small radiator.

MASTER BEDROOM

Double bedroom with a small balcony looking over the water and carpeted floors with a small radiator. The bedroom includes an en-suite with shower and WC as well as a built in closet and large windows also looking over the water.

BEDROOM 2

Second double bedroom has dual aspect windows looking over the water as well as the marina with a window sill and radiator. With carpeted floor and room for multiple closets and storage cabinets.

BEDROOM 3

This bedroom includes two windows with one looking over the water and the other the marina. It has carpeted flooring and a large radiator.

BATHROOM

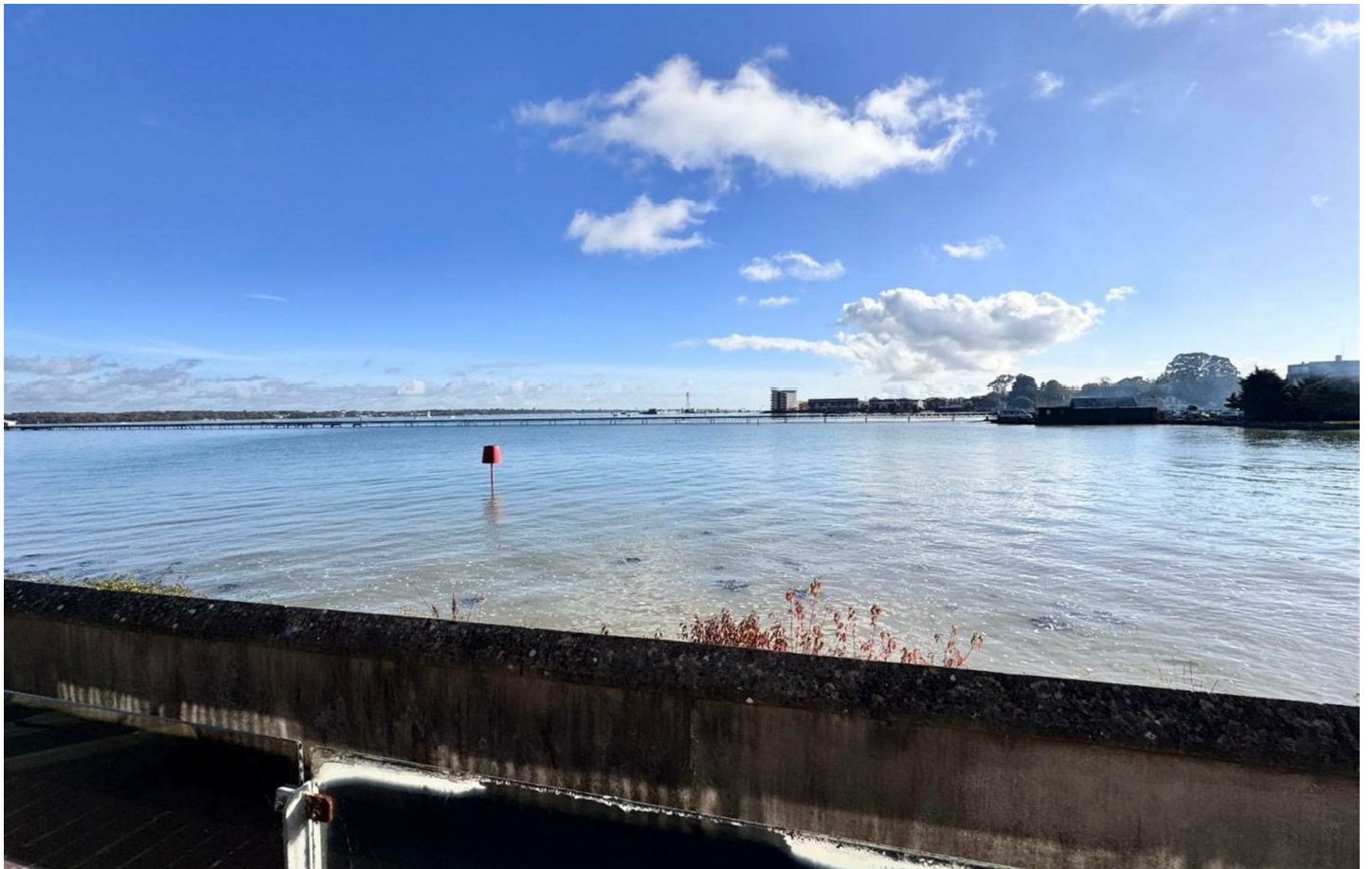
Positioned opposite bedrooms 2 and 3 and right next to a convenient storage room. Includes a bath, shower, sink, and WC. This bathroom has a window on a slanted ceiling providing plenty of natural light over the sink.

EN SUITE

Includes a large shower, toilet, and sink. Lovely tiled walls and storage under sink.



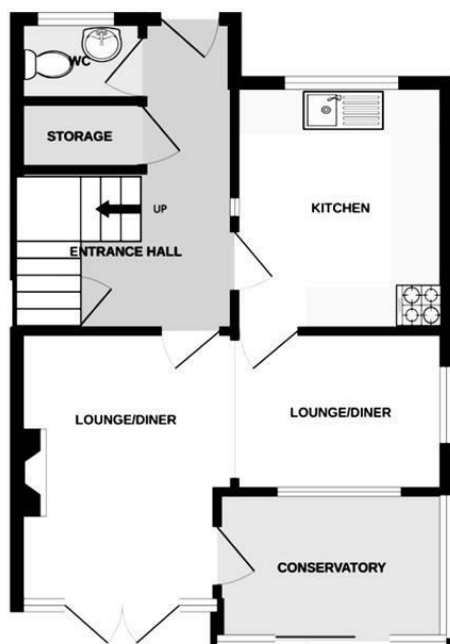




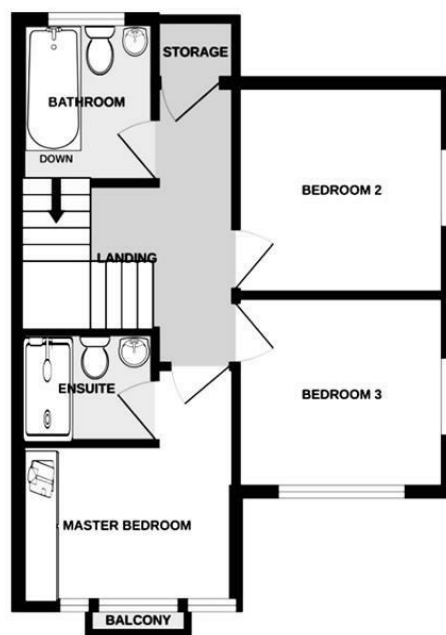
Local Authority: **NFDC**
 Council Tax Band: **E**
 EPC Rating:
 Years Left On Lease: **958**
 ASC: **£3,007.94** (Paid 6 Monthly)



GROUND FLOOR
 465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
 406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq ft (80.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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