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## CHALMERS WAY, HAMBLE, SOUTHAMPTON, SO31 4LR



**DELIGHTFUL THREE/FOUR BEDROOM END OF TERRACED PROPERTY, EXTENDED AND MODERNISED BY THE CURRENT OWNER. THE DWELLING OFFERS A DRIVEWAY, GARDEN AND IS SITUATED IN CLOSE PROXIMITY TO SOUTHAMPTON WATER AND VARIOUS LOCAL AMENITIES. VIEWING HIGHLY RECOMMENDED.**

**£395,000 Freehold**

This delightful three/four bedroom end of terrace property is situated in a popular cul-de-sac in Hamble. It has been modernised and extended by the current owner and now offers flexible and versatile accommodation designed to complement modern living. The property is built of brick elevations under a pitched tiled roof. In 2018 a single storey, flat roof, timber frame extension was added to the rear elevation. In 2025 a flat roof, timber framed extension was added to the side aspect.

Arranged over two floors the ground floor offers a hallway, lounge/diner, kitchen, family room, bedroom and cloakroom. The first floor boasts three bedrooms and a bathroom. Outside, a driveway offers off-road parking; there is a garden to the rear with a timber outbuilding.

Don't miss out on the opportunity to make this your new home, call us today to arrange a viewing.



Approximate total area<sup>(1)</sup>

877 ft<sup>2</sup>  
81.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## The Local Area

Hamble is a picturesque village situated on the South Coast of England, ideal for anyone wanting to discover some of Hampshire's best coastline and countryside. With superb riverside views and walks, Hamble village and its quaint cobbled streets offer an alternative shopping and dining experience. Steeped in history, the village played a role in the World War Two D-Day landings.

Whilst the village has retained its character, the surrounding area has grown to support three marinas and a host of shops, pubs and restaurants, services and businesses. There are woodland and coastal walks to enjoy. Two country parks are situated nearby; The Royal Victoria Country Park and River Hamble Country Park. The community benefits from local junior and senior schools, children's clubs, Hamble Parish Council, Hamble River Singers and a library to name a but few. The sporting opportunities include sailing clubs such as the Hamble River Sailing Club, Royal Southern Yacht Club, Warsash Sailing Club etc.

Within Hamble, there are three marinas; Hamble Point, Port Hamble and Mercury Marinas. Hamble Point Marina offers 230 berths and lies at the mouth of the River Hamble, with access to the world famous waters of the Solent, a magnet for competitive sailors from around the globe, it's a favourite with racing and cruising yachtsman alike. Port Hamble Marina offers 310 berths is situated on the River Hamble in the heart of the South Coast's sailing scene. The marina has a proud heritage of refitting and maintaining racing yachts, a tradition that continues today with many different yacht services based at the marina. Offering 360 berths the Mercury Marina was originally built by Sir Robin Knox Johnson. Mercury Yacht Harbour is situated in a sheltered wooded site where the shallow waters of Badnam Creek join the River Hamble. The marina offers deep water at all states of tide and among its excellent facilities are a chandlery as well as a bar and restaurant with waterfront views.

Whatever your boating style, the River Hamble makes it an ideal base from which to explore the Solent with easy day cruising to Portsmouth, Chichester and the Isle of Wight yacht havens, Lymington or Poole. When heading upriver in a tender to Botley you can enjoy some truly spectacular scenery.

Hamble is accessible by a range of public transport links. It has bus routes running from Southampton City Centre to Hamble and vice versa, a train station with lines to Southampton Central and Portsmouth Harbour with onward links to London, and the Pink Ferry service from Hamble to Warsash. By car, Hamble is approximately 3 miles from the M27 J8.



## Ground Floor

Upon entering the property, you are welcomed into the hallway with a door into the main living accommodation and stairs rising to the first floor.

The well-proportioned lounge/diner is light and airy, perfect for entertaining. The room boasts a front elevation bay window and a fireplace with a gas fire and surround. An opening from the dining area leads into the contemporary kitchen which will prove popular with culinary enthusiasts and comprises a comprehensive range of matching wall and floor mounted units with a work surface over. There is a rear elevation window and two skylight windows which allow plenty of natural light into the space. The kitchen offers appliance space for a range cooker, fridge/freezer, dishwasher and a washing machine.

A door from the kitchen opens into the family room, which was added by the current owner in approximately 2018. This is a lovely versatile space that could be used for a number of purposes depending upon your requirements. There are three windows and French doors overlooking and opening onto the rear garden and patio.

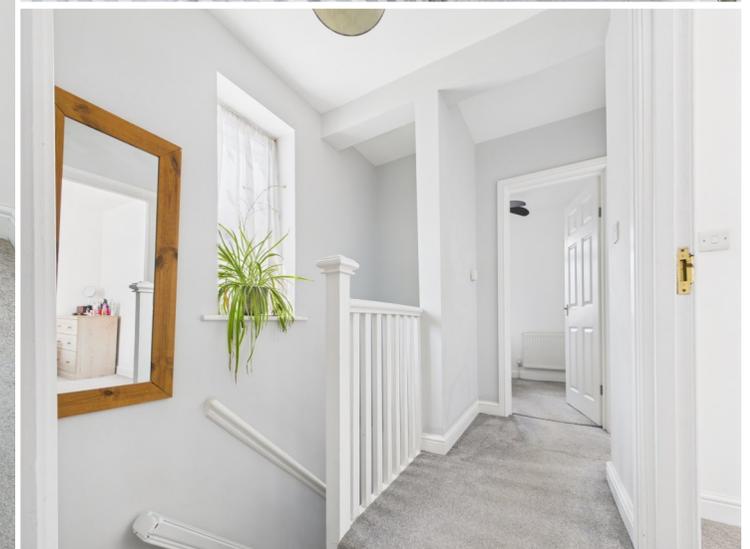
The ground floor accommodation is completed by a single storey extension which has been recently added by the owner. This includes a lobby providing access into a modern cloakroom comprising a wash hand basin and WC and a further room, currently, being used as a fourth bedroom. This is another lovely versatile space which could also be used as an office, playroom or snug.





## First Floor

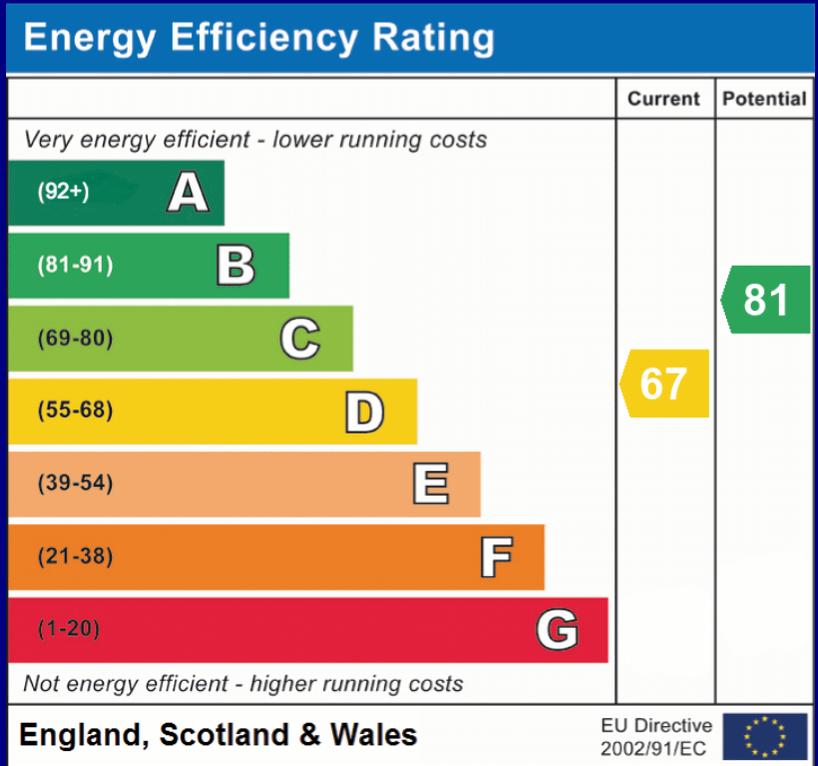
Ascending to the first floor, the landing offers doors to all rooms, a side elevation window and a hatch allowing access to the loft. Bedroom one is a well-proportioned double room with a rear elevation window offering views over the garden. Bedrooms two and three both offer front elevation windows. The family bathroom is modern in design and benefits from tiled walls and rear elevation obscured window. There is a panel enclosed bath with shower over, a wash hand basin, WC and a heated towel radiator.



## Outside

The property is approached via a gravel driveway providing off road parking and leading to the entrance door under a canopied porch. The rear garden is predominately laid to lawn, wall enclosed to one side and has timber fencing to the other. There is a side pedestrian gate. At the foot of the garden is a timber shed with power and lighting and offering plentiful storage. The paved patio and wooden decked terrace, adjacent to the property, offer the ideal space for outdoor entertaining and al fresco dining.





**COUNCIL TAX BAND: B - Eastleigh Borough Council - Charges for 2025/26 £1790.87.**  
**UTILITIES: Mains gas, electricity, water and drainage.**  
**Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.**

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No fixtures and fittings are included in any sale of a property, unless explicitly agreed in writing with the agent once agreed with the seller (s).

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