

YOUR LOCAL INDEPENDENT ESTATE AGENCY
ESTABLISHED SINCE 1938

MANN'S
& MANN'S
EST. 1938

VIEWINGS AVAILABLE 7 DAYS A WEEK
TEL: 02380 404055

SPITFIRE WAY, HAMBLE, SOUTHAMPTON, SO31 4RT



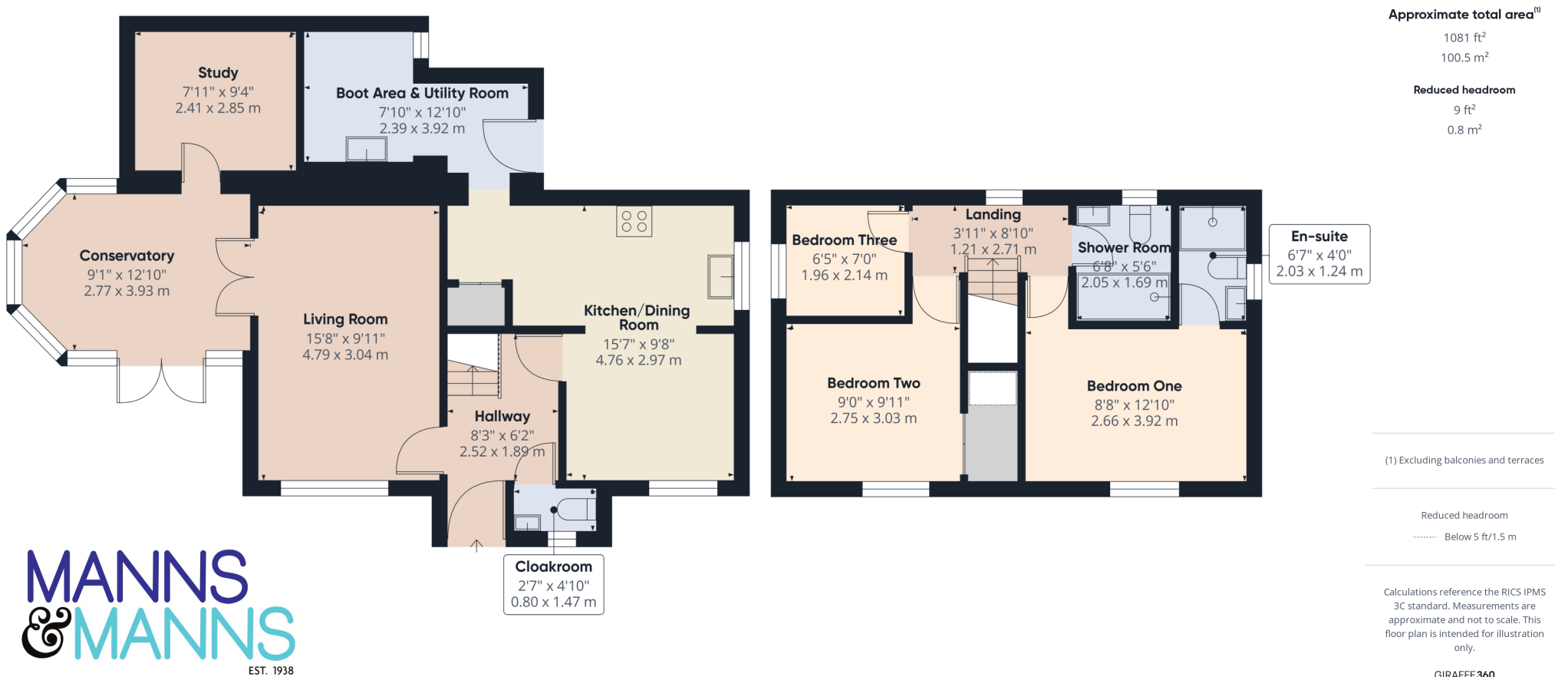
BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED DWELLING WHICH HAS BEEN TASTEFULLY IMPROVED AND EXTENDED BY THE CURRENT OWNERS, SITUATED IN THE WELL REGARDED SAILING MECCA OF HAMBLE. VIEWING HIGHLY RECOMMENDED.

£535,000 Freehold

Manns & Manns are delighted to market this immaculately presented, three bedroom detached property in a highly sought-after location in close proximity to the picturesque River Hamble. The property was built in approximately the year 2000 of brick elevations, with rendered features, under a pitched tiled roof. The current owners have undertaken a series of extension and renovation projects culminating in a spacious and thoughtfully arranged layout designed to complement modern living. Additionally, the dwelling now benefits from both solar panels and storage batteries, improving energy efficiency.

Briefly, the ground floor comprises a hallway, living room, conservatory, study, kitchen/dining room, boot area, utility room and a WC. On the first floor are three bedrooms, with an en-suite to the principal room, and a shower room. Outside, a driveway provides off road parking and there is a pretty, low maintenance garden to the rear.

Located in close proximity to well-regarded schools green spaces, this wonderful property offers an unrivalled lifestyle opportunity for families and professionals alike. The tranquil setting, near the River Hamble, provides an appealing blend of natural beauty and everyday practicality. This is a fabulous opportunity to acquire a home where every detail has been carefully considered and maintained to exacting standards. Early viewing is highly recommended to appreciate both the accommodation and setting on offer.



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, RAF Yacht Club, Warsash Sailing Club etc.

Within Hamble, there are three marinas; Hamble Point, Port Hamble and Mercury Marina. 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, Lyminster or Poole. When heading upriver in a tender to Botley you can enjoy some truly spectacular scenery.

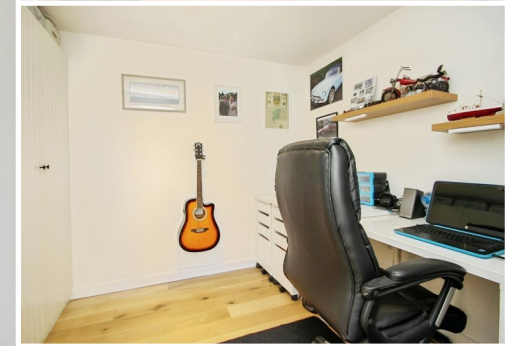
Hamble is accessible by a range of public transport links. It has bus routes running from Southampton City Centre to Hamble and vice versa, a train station with lines to Southampton Central and Portsmouth Harbour with onward links to London, and the Pink Ferry service from Hamble to Warsash. By car,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



Ground Floor Accommodation

Upon entering the property, you are welcomed into the hallway offering space to de boot. Engineered oak flooring adorns much of the ground floor. There are doors to principal rooms and stairs rising to the first floor. To the front aspect, is a cloakroom with a wash hand basin and WC.

The living room is a lovely space for relaxing and offers a front elevation window, doors into the conservatory and a multi-fuel stove, which is a fabulous focal feature. The conservatory is of UPVC construction on a low brick wall with an upgraded roof. There are windows and French doors opening out to the rear garden, providing a seamless transition from indoor to outdoor living. A door from the conservatory opens into the study, which is a beautiful versatile space that may be used for a number of purposes depending upon your requirements.



The well-proportioned kitchen/dining room is a light filled space with a side elevation window in the kitchen and a large front elevation window in the dining area. The modern shaker style fitted kitchen comprises a range of wall and floor mounted units with a work surface over. There is an inset butler style sink and engraved drainer and a useful larder style cupboard. Integrated appliances include a built-under oven, four ring gas hob with an extractor hood above, dishwasher and a fridge/freezer. An opening leads into the boot area providing space to hang your outdoor wear and an external door leading to the driveway. The boot area extends into the utility room which comprises a range of fitted cabinets with a work surface over and a large sink with a pull-out tap. The utility room houses an integrated washing machine, freezer and tumble dryer.



First Floor Accommodation

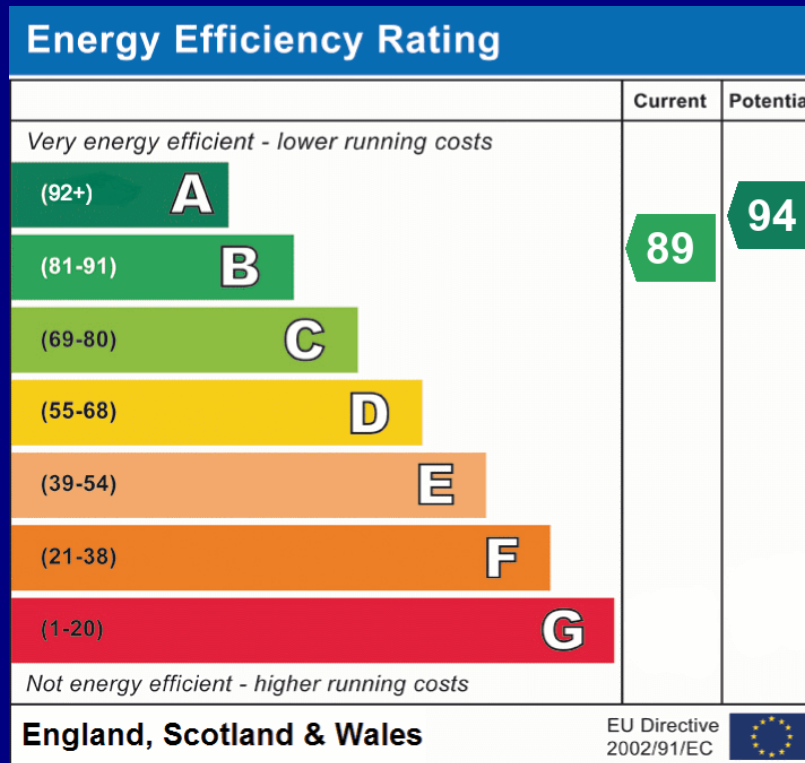
Ascending to the first floor landing, you will find a rear elevation window allowing lots of natural light into the space and doors to principal rooms. Bedroom one is a well-proportioned double room with a front elevation window. This bedroom boasts the added convenience of a modern en-suite which benefits from tiled walls and comprises a shower, vanity wash hand basin and a WC. Bedroom two is another double room with a front elevation window and a built-in wardrobe. Bedroom three, a single room, offers a side elevation window. The stylish and contemporary shower room comprises a large shower cubicle, vanity wash hand basin and WC.



Outside

A tarmacadam driveway, to the side of the property, provides off-road parking for multiple vehicles. The southerly aspect and low maintenance rear garden is fully enclosed with a pedestrian access gate. There is an area laid to artificial lawn and a spacious flagstone paved patio which offers a lovely spot for outdoor entertaining and al fresco dining. The garden also houses a timber log store and shed, the latter of which benefits from power and lighting.





COUNCIL TAX BAND: E Eastleigh Borough Council. Charges for 2026/27 £2983.00.

UTILITIES: Mains gas, electricity, water and drainage. Owned solar panels provide energy to the property in addition to selling excess energy back to the grid. 2 Storage batteries in the attic.

Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.

Tel: 02380 404055 Web: www.mannsandmanns.co.uk

1 & 2 Brooklyn Cottages
Portsmouth Road
Southampton
SO31 8EP



Disclaimer: Manns & Manns for themselves and together the vendors advise that these particulars do not constitute an offer or a contract and whilst these details are believed to be correct they are made without responsibility. All applicants must satisfy themselves by inspection as to the correctness of the statements made. The property is offered subject to formal contract and is being unsold AND ON THE DISTINCT UNDERSTANDING THAT ALL NEGOTIATIONS SHALL BE CONDUCTED THROUGH MANNS AND MANNNS.

Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise, nor that services or facilities are in good working order. All areas and measurements are approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.

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).

Manns and Manns may use AI images to show empty properties with furniture, this is purely provided as a guide. Fixtures and fittings are not included, and purchasers must satisfy themselves with their own measurements to check furniture of their choosing fits the relevant spaces.