

YOUR LOCAL INDEPENDENT ESTATE AGENCY  
ESTABLISHED SINCE 1938

**MANNS**  
**& MANNS**  
EST. 1938

VIEWS AVAILABLE 7 DAYS A WEEK  
TEL: 02380 404055

## COACH ROAD, HAMBLE, SOUTHAMPTON, SO31 4JW



**WELL PRESENTED AND SPACIOUS THREE BEDROOM SEMI DETACHED PROPERTY IN A POPULAR RESIDENTIAL LOCATION. THIS HOME BOASTS OPEN PLAN AND VERSATILE LIVING ACCOMMODATION, GARDENS AND A DRIVEWAY AND IS SITUATED IN CLOSE PROXIMITY TO LOCAL AMENITIES. EARLY VIEWING HIGHLY RECOMMENDED.**

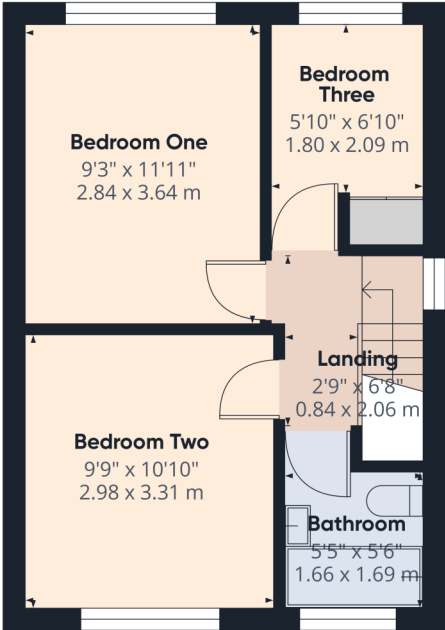
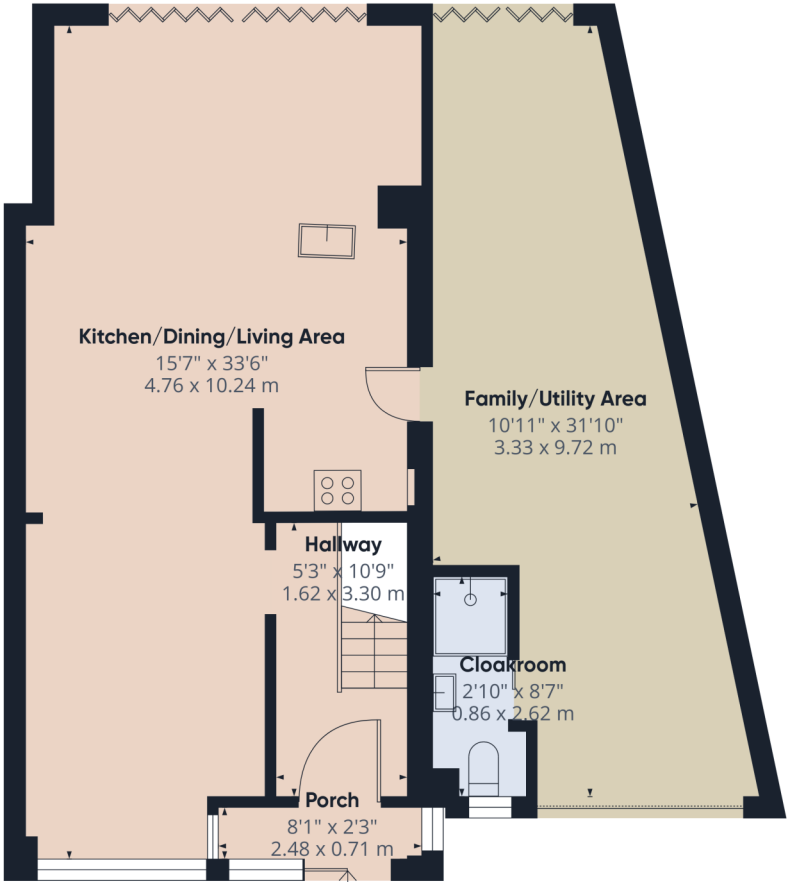
**£395,000 Freehold**

This well presented three bedroom semi detached property is situated in a popular residential area in Hamble. It has been modernised and extended and now offers flexible and versatile accommodation designed to complement modern living, boasting ample spaces to both entertain and relax. The property is built of brick elevations to the exterior, with pebbledash features to the first floor under a pitched tiled roof. The ground floor extension, encompassing the former garage, benefits from a flat roof. In our opinion, this dwelling presents an excellent opportunity for families and professionals alike.

Situated within close proximity to transport links, well regarded local schools, and a wide range of amenities, residents will appreciate the ease of access to daily necessities. Southampton Water and local green spaces are just a short stroll away, providing the perfect backdrop for leisurely walks, outdoor activities, and family outings.

Arranged over two floors, the ground floor is perfect for hosting and comprises a porch, hallway, open plan kitchen/dining/living area, family/utility room and a cloakroom. The first floor boasts three bedrooms and a bathroom. Outside, there are gardens front and rear, and a driveway offers that all important off-road parking.

This lovely home successfully combines comfort, versatility, and a favourable location, creating an inviting atmosphere for its next owners. Early viewing is highly recommended to fully appreciate all this delightful property has to offer.



Approximate total area<sup>(1)</sup>  
1148 ft<sup>2</sup>  
106.8 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.

GIRAFFE360



### 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 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, 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 Accommodation

Upon stepping into the property, you are welcomed into the enclosed porch offering space to de boot. The hallway presents a door into the main living area and stairs rising to the first floor with a useful understairs cupboard. The heart of the home has to be the delightful open plan kitchen/dining/living area running the depth of the property. This room is bathed in natural light and boasts a window to the front elevation, with a skylight window, and bifold doors to the rear providing a seamless transition from indoor to outdoor living. The kitchen area, a lovely social space, comprises a range of wall and base units with a worksurface over. There is a built under electric oven, a two ring gas and two ring electric hob with an extractor above and space for a dishwasher. A door opens into the family/utility room, which encompasses the former garage. An electric roller door is retained to the front aspect and here you will find the utility space comprising wall and base units with a worksurface and sink over. There is space and plumbing for a washing machine and a wall mounted, gas fired boiler. A sliding door opens to reveal the cloakroom with a shower, wash hand basin and WC. The family area benefits from bifold doors, opening directly onto the patio, and a skylight window.









## First Floor Accommodation

Ascending to the first floor, the landing presents doors to all rooms, a side elevation window and a loft hatch. Bedroom one, a well-proportioned double room, benefits from a rear elevation window providing views over the garden. Bedroom two, a further good-sized double, offers a front elevation window. Bedroom presents a fitted wardrobe with overhead lockers and a rear aspect window. The contemporary bathroom is principally tiled with a front elevation obscured window and comprises a panel enclosed bath with a shower over, wash hand basin, low level WC and a heated towel radiator.





## Outside

The property is approached by a driveway providing off-road parking aside which is an area laid to lawn.

The rear garden is bounded by timber fencing and is predominately laid to lawn with decorative planted borders containing an array of plant, shrubs and trees. A patio, adjacent to the property provides an idyllic spot for outdoor entertaining and al fresco dining.





# EPC to follow

**COUNCIL TAX BAND: C - Eastleigh Borough Council. Charges for 2025/26 £2,046.70.**

**UTILITIES: Mains gas, electricity, water and drainage.**

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

**Tel: 02380 404055**

**Web: [www.mannsandmanns.co.uk](http://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 MANNS.

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.