YOUR LOCAL INDEPENDENT ESTATE AGENCY
ESTABLISHED SINCE 1938

MANNS & MANNS
EST. 1938

VIRTUAL TOURS AVAILABLE ON SELECTED PROPERTIES. TEL: 02380 404055

# High Street, Hamble, Southampton, SO31 4HA

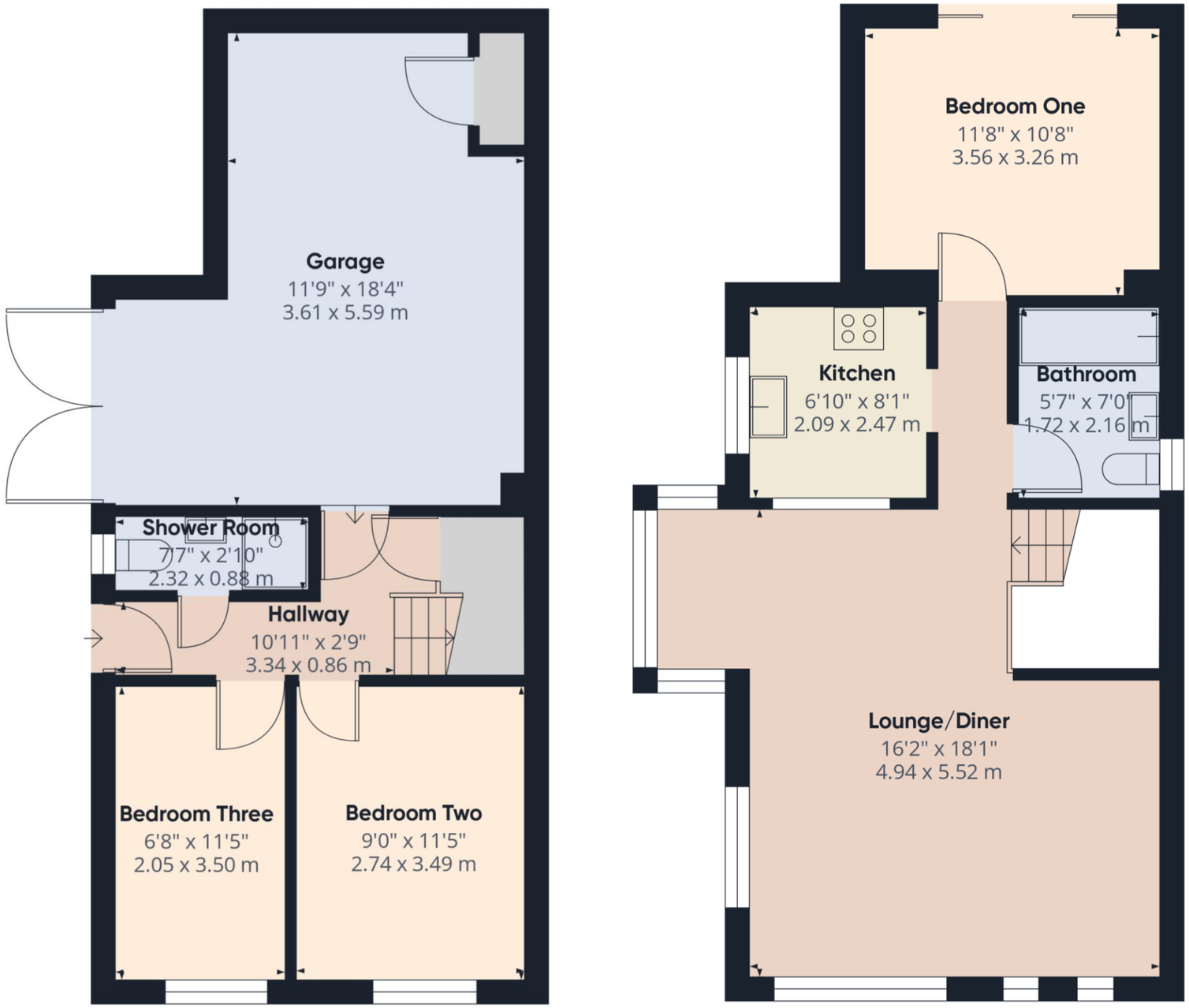
**Three bedroom semi detached home set in the heart of Hamble village, a mere stones throw from the river. The dwelling boasts versatile living accommodation, a private garden, off-road parking and a sizeable garage. No forward chain.**

£499,950 Freehold

Nestled in the heart of the sought-after village and conservation area of Hamble, this lovely three-bedroom semi-detached home enjoys an enviable location just moments from the river, popular restaurants, and excellent local amenities. This wonderful property offers versatile living accommodation over two floors and presents the opportunity for the discerning purchaser to further develop (subject to the relevant planning). The property extends its appeal to a range of buyers and would, in our opinion, make a wonderful family home, crew house or holiday let.

Approached from the quaint cobbled High Street, outside is off-road parking to the front of the home. There is an enclosed garden to the rear. The ground floor comprises two double bedrooms, shower room and a sizeable garage. On the first floor is a delightful open plan lounge/diner, kitchen, principal bedroom and a bathroom.

Whether you're a keen sailor, nature lover, or simply seeking a comfortable home, this wonderful property provides a rare opportunity to enjoy the very best of Hamble living. Offered to the market with no forward chain, call us today to avoid disappointment and arrange a viewing.




**Approximate total area**(1)

1052 ft²

97.7 m²

(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

MANNS & MANNS
EST. 1938

## 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

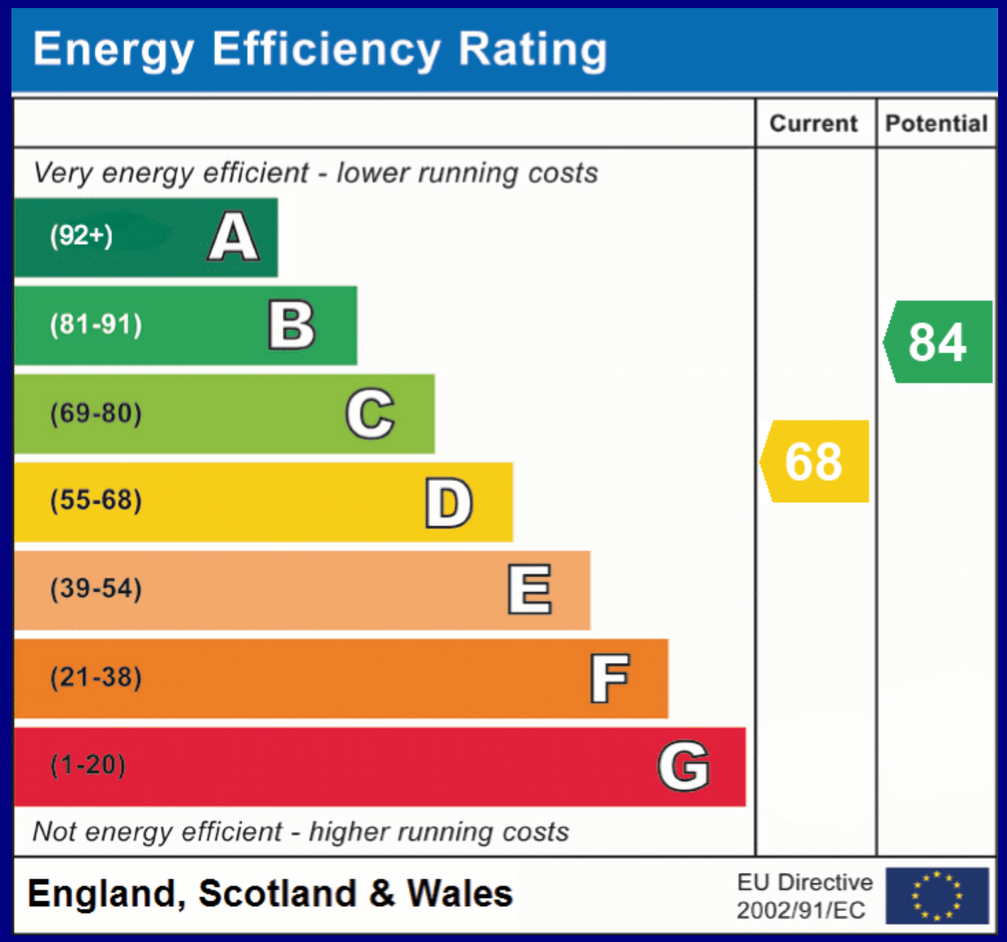
The property welcomes you into the hallway offering space to remove your outdoor wear. There are doors to principal rooms, stairs rising to the first floor and an understairs cupboard providing useful storage.
Bedrooms two and three are both comfortable double rooms and offer windows to the front elevation. These bedrooms are serviced by a modern shower room, which is principally tiled with a side aspect obscured window, and comprises a shower, wash hand basin and WC.
The garage offers double doors for access, with a courtesy door from the hallway. A cupboard houses the gas-fired boiler. This space offers potential for further development, subject to the relevant planning. Planning permission (now lapsed) has previously been granted in 2015 for conversation of the garage into annexe accommodation – Eastleigh Borough Council planning reference C/15/76708.

First Floor

Ascending to the first floor, you are greeted by the wonderful open plan lounge/diner, an inviting and light filled space perfect for both relaxing and entertaining. Windows to the front and side aspects allow an abundance of natural light to fill the space whilst also framing the pretty village vista.
The bright and contemporary kitchen comprises a range of wall and floor mounted units with a worksurface over. A sink and drainer lie beneath a side elevation window. An opening directly into the lounge/diner provides a connected layout that is perfect for modern living and socialising. Integrated appliances include a built under oven and a ceramic hob with an extractor hood above.
Bedroom one is a well proportioned and light filled room with sliding doors opening directly out to the rear garden.
Completing the first floor accommodation is a contemporary bathroom benefitting from a porthole window. With principal tiling to the walls, the suite comprises a panel enclosed bath with a shower over, wash hand basin and a WC.

Outside

The low maintenance rear garden is enclosed by timber fencing. A patio and area of slate shingle offer an idyllic spot for outdoor entertaining and al fresco dining.




**COUNCIL TAX BAND: E Eastleigh Borough Council. Charges for 2026/27 £2983.00.**
**UTILITIES: Mains gas, electricity, water and drainage.**
**NOTE: There is right of access to the neighbouring dwelling on foot and by vehicle.**
**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**
**Bursledon**
**Southampton**
**SO31 8EP**

The Property Ombudsman

naea propertymark PROTECTED

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 enhanced images to add blue skies or 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.