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**CERDIC MEWS
HAMBLE
SOUTHAMPTON
SO31 4LW**



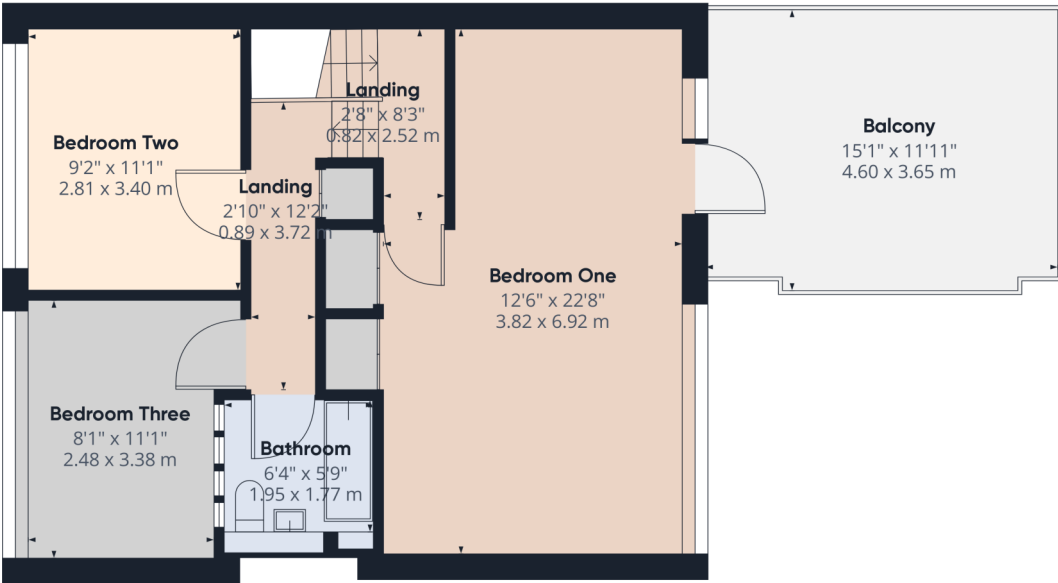
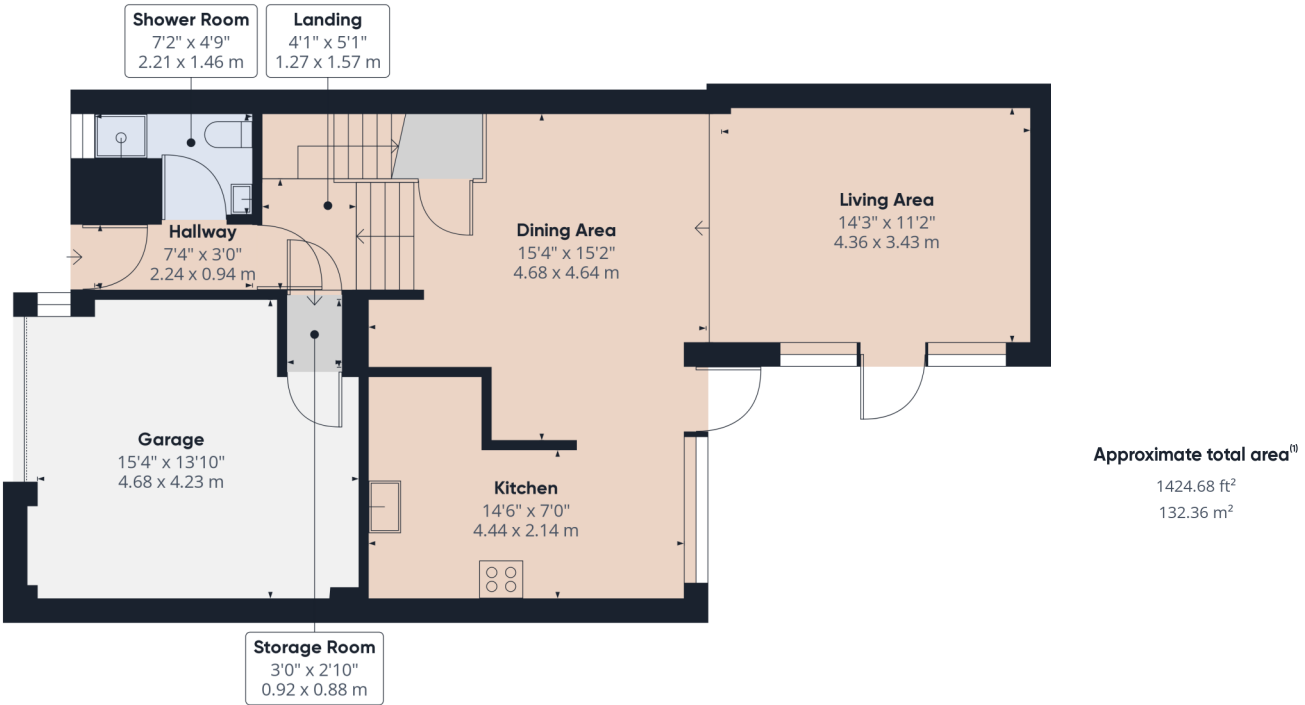
FANTASTIC OPPORTUNITY TO ACQUIRE THIS STAGGERED, END-OF-TERRACE DWELLING, SITUATED WITHIN THE SAILING MECCA OF HAMBLE, WITH BEAUTIFUL VIEWS OF THE PICTURESQUE RIVER FROM THE MASTER BEDROOM AND BALCONY. NO FORWARD CHAIN. VIEWING HIGHLY RECOMMENDED.

Offers Over £500,000 Freehold

A delightful three-bedroom staggered end-of terrace property located in the desirable cul-de-sac of Cerdic Mews. In close proximity to the local creek with public slipway, where dinghies, canoes and paddle boards may be launched; Hamble Village itself is only a short walk away.

Arranged over two floors, this well-proportioned property with a flexible floorplan offers a variety of lifestyle and design interpretations catering to your personal tastes and needs.

The ground floor comprises of an open plan living and dining area, kitchen, hallway and shower room. On the first floor you will find a split level landing, bathroom and three bedrooms, with bedroom one boasting a balcony offering views of the River Hamble. Externally there is a driveway, integral garage and an enclosed rear garden.



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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 Marina, Port Hamble Marina 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.





Ground Floor Accommodation

Upon entering the property there is a bright and neutrally decorated hallway with a glazed panel door into the main living accommodation and a door into the downstairs shower room.

The shower room comprises of a shower cubicle, WC, and a glass bowl style wash hand basin.

Before stepping down to the main living accommodation, you will find stairs rising to the first floor and a small lobby area, which provides access to the large integral garage.

The lounge area, at the rear of the property, is currently configured as open plan lounge/diner. Carpeted throughout, the light and airy living area boasts dual aspect windows and a door opening onto the terrace. There is a step up to the dining area which flows into the kitchen, with a further door opening onto the terrace. An understairs cupboard houses the Vaillant gas fired boiler.

The kitchen comprises of a range of wall and floor mounted units with a roll top worksurface over. Including a built-in oven, microwave, integrated fridge, gas hob with an extractor hood over, there is also additional appliance space. There is a 1½ bowl sink and drainer with a white tiled splashback. A handy breakfast bar overlooks the dining area making this a perfect place to gather as a family or socialise.





First Floor Accommodation

Ascending to the first floor, you will find a split level, carpeted landing with two loft access points.

Bedroom one, to the rear of the property truly is magnificent in size. Currently configured with sleeping quarters to one side, which includes two fitted wardrobes, and a relaxation area to the other. This area boasts a full-length window a door opening onto the generously-sized balcony. Enclosed by walls to two sides and with an open balustrade to the other, from this elevated position you are treated to views of the rear garden and the River Hamble beyond.

There are two further, well-proportioned bedrooms on the first floor, which are accessed from the secondary landing. Both bedrooms have windows overlooking the front of the property. Bedroom three has a mirror fronted fitted wardrobe with ample storage.

The stylish bathroom comprises of a panel enclosed bath with a shower over, wall mounted wash hand basin and a WC. There is a tiled floor, tiling to principal areas, a fitted mirror and a heated towel radiator.





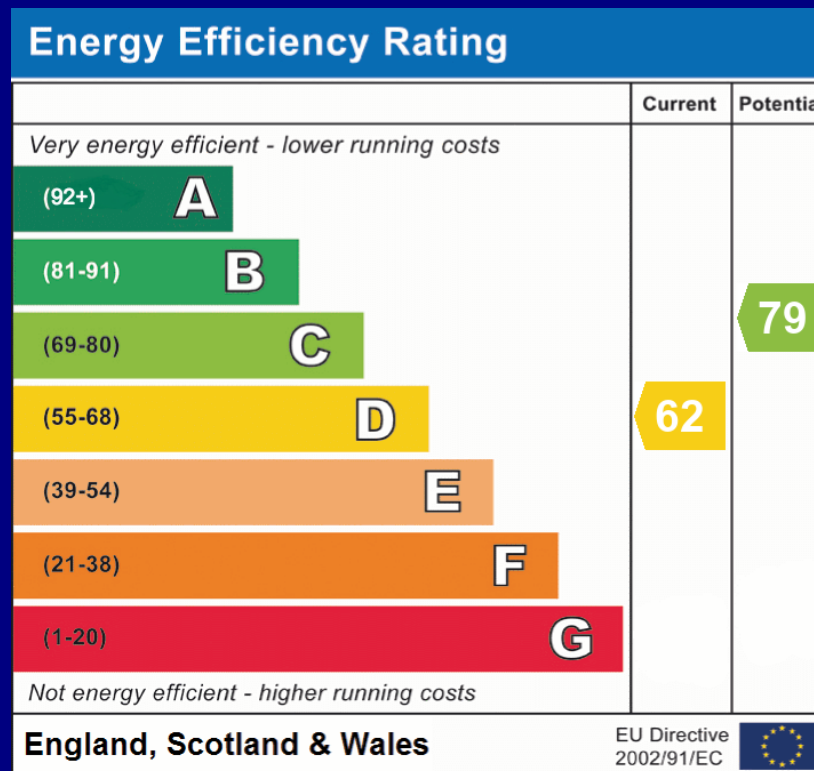
External

The property is approached via a resin bound driveway, leading to the garage with an up and over door. The canopied porch, over the entrance also houses a cupboard containing the gas and electricity meters.

The rear garden is enclosed by a combination of walls and decorative fencing. The terrace area is ideal for outdoor entertaining and al fresco dining and can be accessed directly from the property itself. There is a step down to the low maintenance garden area, which is largely paved and has a raised border, retained by a low wall. This is planted with a range of mature shrubs. A pedestrian gate allows access to the front of the property. There is shared rear access with the neighbouring property.

The Local Creek





COUNCIL TAX BAND: E - Eastleigh Borough Council. Charges for 2025/26 £2814.21.

UTILITIES: Mains gas, electricity and drainage.

ADDITIONAL INFORMATION: Shared rear access with neighbouring property.

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

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



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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.