



FELLS GULLIVER
ESTATE AGENTS

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7 Hawkins Court, Quayside Walk, Marchwood SO40 4AB

£535,000

- Uninterrupted water view
- Four bedrooms
- Three Bathrooms
- Bespoke Kutschenhaus fitted kitchen
- Situated in a quiet courtyard and gated community
- Dual aspect open plan living
- Glass and steel finished balcony
- Alfresco entertainment area
- Off road parking
- Integral Garage





4



3



2

A delightful location and has excellent access to the open forest, the beaches at Lepe and Calshot are within a short drive. Marchwood is situated on the outskirts of Dibden, Dibden Purlieu and Hythe which offers a golf course and there is a marina located in Hythe.

Stunning townhouse redesigned to offer incredible entertaining space with amazing views out over Southampton Water.

The balcony is in Stainless-steel and glass with anthracite-coloured tiles and stainless-steel wrap around Bifold doors painted in marine finish paint with marine finish brush stainless steel handles, double glazed sash windows replaced in October 2021. All windows are currently fitted with oak colour wooden blinds which are made to measure and will remain in place. Guttering replaced October 2021. Garage refurbished in 2020 with new wider Garage Door, full size radiator and silicone sealed floor. Sockets, Switches and door furniture all brushed stainless steel.



Bespoke Kutchenhaus fitted kitchen with integrated Neff, two Full size ovens with slide and hide doors, steam oven, coffee machine, fridge, freezer, dishwasher, warming drawer, storage drawer, CDA Up and over tap with spray attachment, induction hob, hob extraction hood with mood lighting.



Staircase made by Multi Turn Bespoke designed in solid light oak and glass. All internal doors are solid light oak and are FD30 fire doors. Skirting boards, architrave, and flooring are also solid light oak.

Bedrooms fitted with LED ceiling lighting, first floor fitted with integrated LED halter lights throughout with dimmable sections for the lounge and dining area, stairs LED integrated spot mood lights. Master bedroom has a bespoke handmade light oak fitted slide wardrobe including hanging rail sections, soft close drawers, shelving and hide and slide door cupboard for extra storage with smoked glass doors.



Ensuite fitted with Novelli Shower cubicle with Aqualista Power shower and Italian design tiling and the family bathroom fitted with a whirlpool bath.

First floor and hallway have Agadon bespoke 1800mm vertical brushed stainless-steel tubular radiators. Refitted utility Room with cupboards in Light oak and matching work surface and white metro tile splash back board, with space for full size washing machine and tumble dryer.





Situated in a quiet courtyard in a gated community with uninterrupted views over the water, this townhouse has undergone a comprehensive scheme of renovation and offers the opportunity to acquire a very stylish property in a requested location.

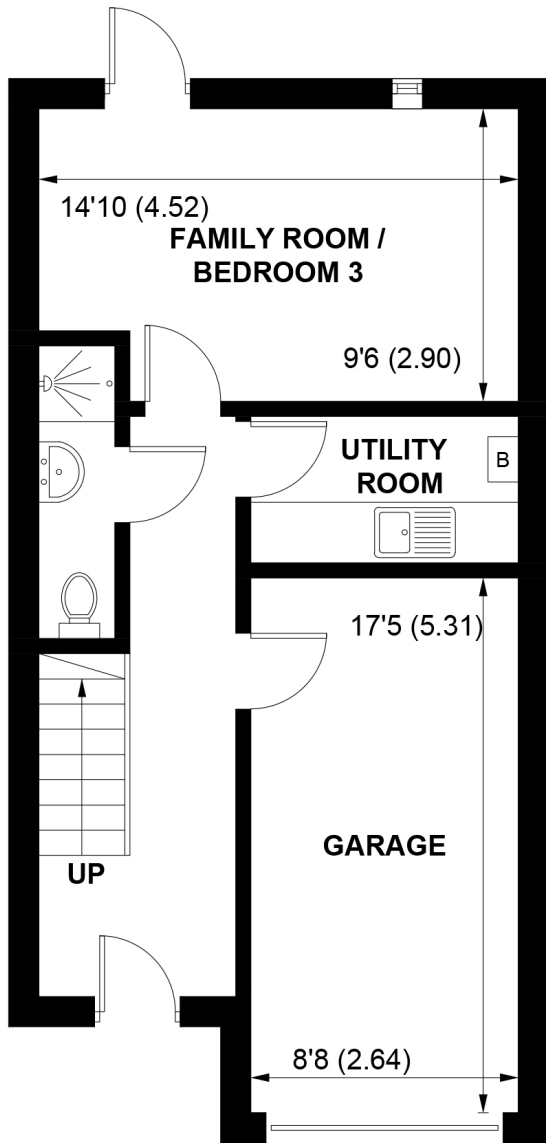
The first floor provides a stunning open plan living, dining and kitchen, with bi-folds doors opening onto a balcony with uninterrupted views over Southampton Water. This is a truly sensational reception space perfect for informal entertaining and relaxing.



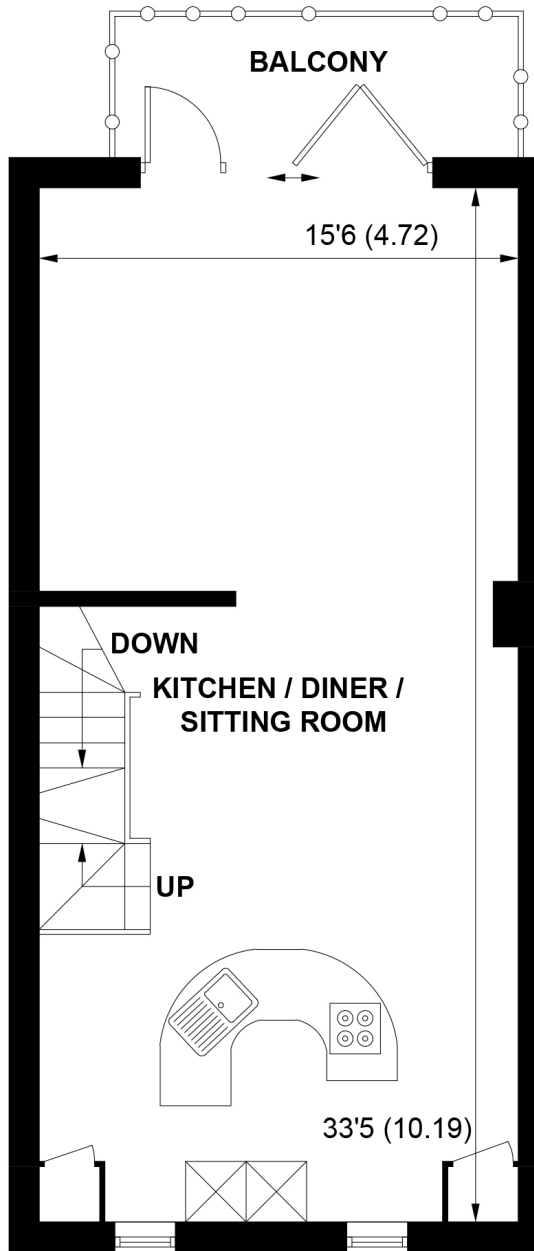
On the ground floor is a further lounge which could easily be bedroom 4 as it has an adjoining shower room, there is a utility room, and integral garage. The handmade light oak and glass staircase leads up to the aforementioned reception, and living space.

On the top floor is a superb master bedroom with an en-suite and again views over the water, there are two further bedrooms with a family bathroom.

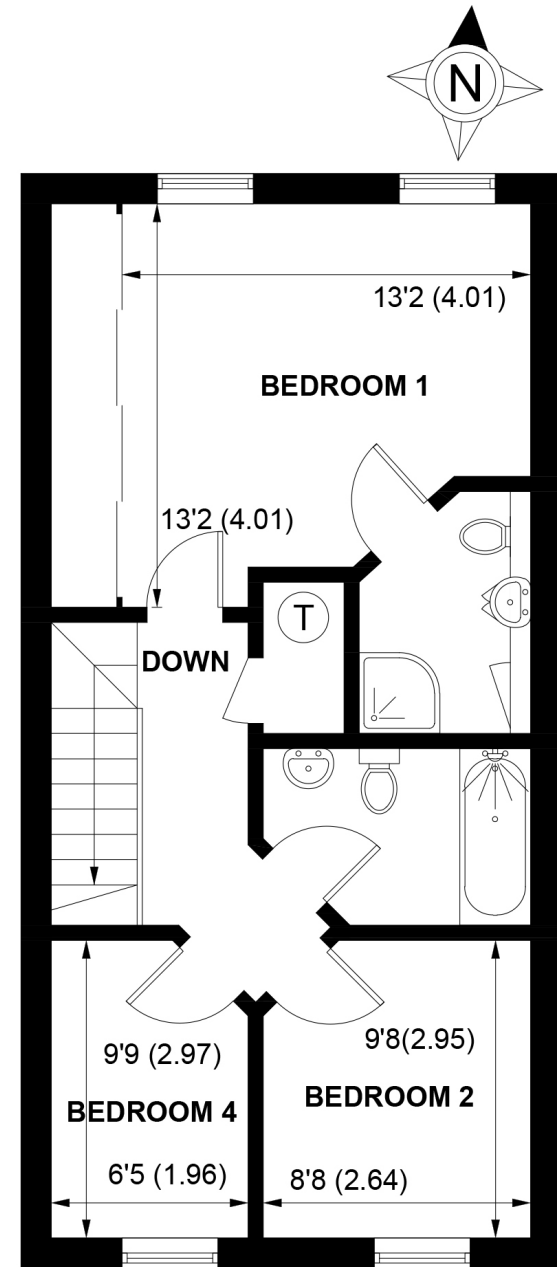
Outside there is a lovely courtyard garden accessed off the second lounge. To the front of the garage there are two off street car parking spaces.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

**APPROXIMATE GROSS INTERNAL AREA = 1538 SQ FT / 142.9 SQ M
(INCLUDING GARAGE)**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©
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