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ESTATE AGENTS

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5 The Armoury, Boardwalk Way Marchwood, Hampshire, SOUTHAMPTON SO40 4AX

£399,950

- Water views
- Grade II listed
- Lounge with balcony
- Principle with en-suite
- Three bedrooms
- Character charm
- 1371 sq feet
- Modern kitchen
- Superb courtyard
- Vendor suited





3



2



1

Wonderful waterfront living, in a Historic Grade II building steeped in character. Situated in an enclosed courtyard a viewing is essential to appreciate all that is on offer.



The Armoury is a delightful development of Grade II listed buildings on the banks of Southampton Water. Steeped in history and sensitively converted into spacious individual homes by the highly regarded Bayview Developments.

Number 5 offers spacious accommodation over two floors extending to some 1371 sq feet and blends a wealth of period features with the convenience of informal modern day living.

On the ground floor is the spacious principle bedroom with an en-suite and large dressing area. There is a second bedroom overlooking the delightful covered courtyard.

The majority of the living space is situated on the first floor with an open plan lounge set up with a media wall including a plasma TV with surround sound. Original period details meet stylish modern updates, creating a home that is both timeless and effortless. Enhancing the living accommodation is a balcony offering spectacular views over Southampton Water.

Completing the upstairs accommodation is a modern fitted kitchen with a dining room or third bedroom.

Outside there is an internal covered courtyard currently undergoing a scheme of renovation with original beams dating back many centuries adding to the character of the buildings facade. There are also two allocated car parking spaces.





Marriage is like a deck of cards. In the beginning all you need is two hearts and a diamond. By the end, you wished you had a club & a spade.






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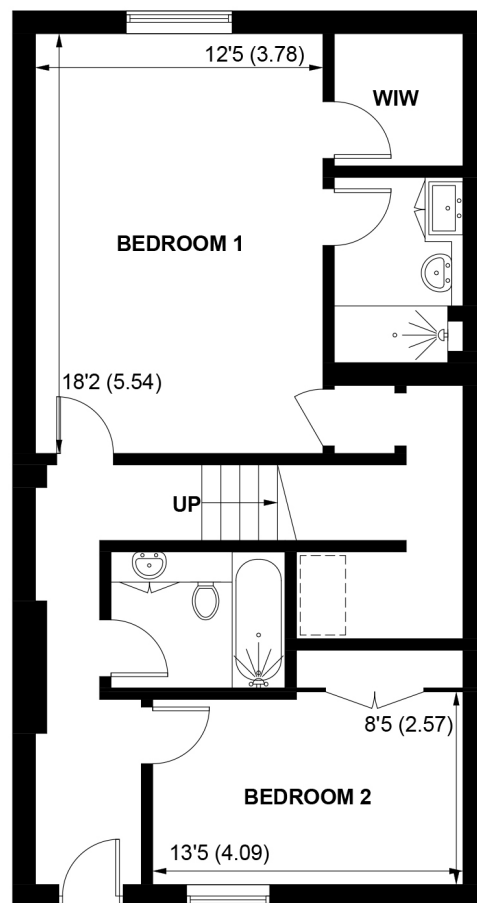
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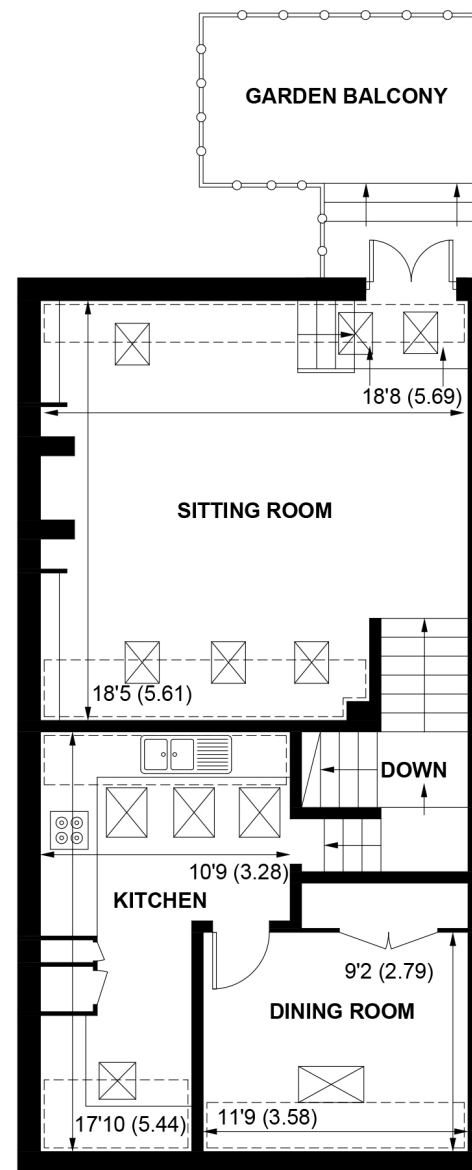




 = REDUCED HEADROOM
BELOW 1.5m / 5'0"



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1371 SQ FT / 127.4 SQ M

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©
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