

YOUR LOCAL INDEPENDENT ESTATE AGENCY
ESTABLISHED SINCE 1938

MANNS
& MANNS
EST. 1938

VIEWINGS AVAILABLE 7 DAYS A WEEK
TEL: 02380 404055



**MERCURY GARDENS
HAMBLE
SOUTHAMPTON
SO31 4NZ**



LOVELY TWO BEDROOM TERRACED PROPERTY NESTLED IN A HIGHLY POPULAR RESIDENTIAL LOCATION. THE DWELLING OFFERS A GARAGE, GARDENS AND IS SITUATED IN CLOSE PROXIMITY TO THE WATERFRONT AND LOCAL CREEK. OFFERED WITH NO FORWARD CHAIN.

£275,000 Freehold

This lovely two bedroom terraced house is situated in a highly sought after residential location, in the picturesque village of Hamble and is just a few moments' walk to the local creek with public slipway, where dinghies, canoes and paddle boards can be launched. Residents of Mercury Gardens may store a tender in the creek without charge. The dwelling's location provides a tranquil escape from the hustle and bustle of everyday life, while still being conveniently close to local amenities. Whether you enjoy walks along the river or socialising with friends, this home strikes the perfect balance.

Constructed in the late 1970's, the property is built of brick elevations to the exterior, under a pitched tiled roof and benefits from double glazing and gas fired heating. The accommodation comprises a porch, lounge/diner, kitchen, two double bedrooms and a bathroom. Externally, there are gardens front and rear and a garage en-bloc. Contact us today to arrange a viewing and experience the charm of this delightful residence for yourself.



Approximate total area⁽¹⁾

646 ft²
60.1 m²

Reduced headroom

8 ft²
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 entering the property, an enclosed porch offer space to de boot and hang your outdoor wear. A door opens into the well-proportioned lounge/diner which benefits from window offering views over the property frontage. Stairs rise to the first-floor accommodation. The kitchen comprises a range of matching wall and floor mounted units with a worksurface over. There is space for a freestanding oven, space and plumbing for a washing machine and additional appliance space. A rear elevation window and door provide views over, and open onto the rear garden.



First Floor Accommodation

Ascending to the first floor, the landing presents doors to all rooms and a loft hatch into the attic space. Well-proportioned bedroom one is light and airy, benefits from a front elevation window and a series of fitted wardrobes offering excellent storage. Bedroom two, a further double room, offers a rear elevation window and built-in cupboard. The bathroom boasts fully tiled walls and comprises a panel enclosed bath with a shower over, wash hand basin and a WC.



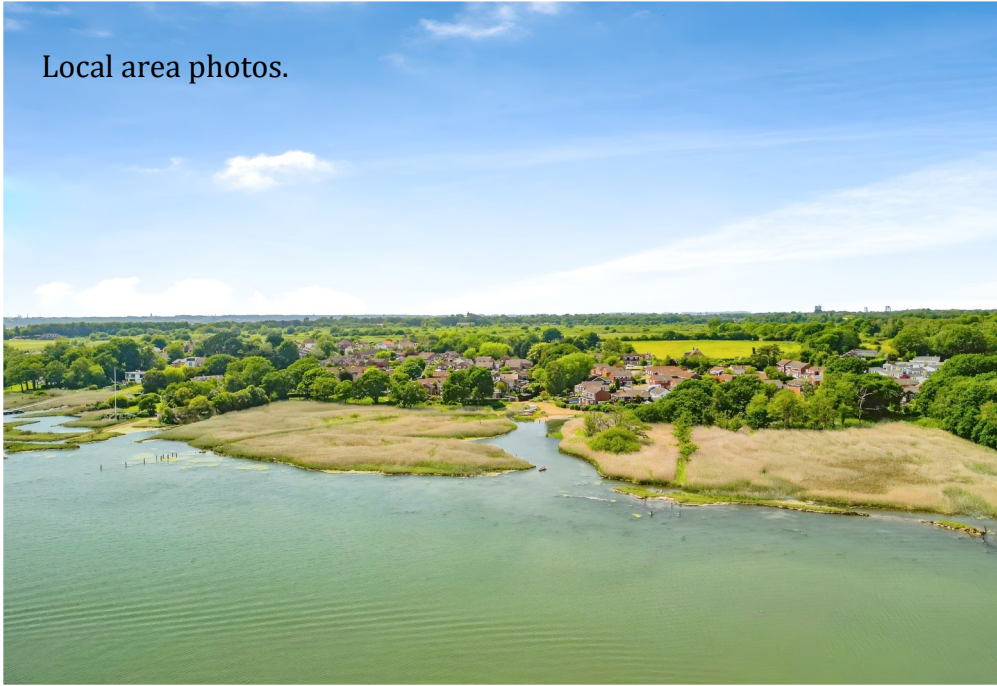
Outside

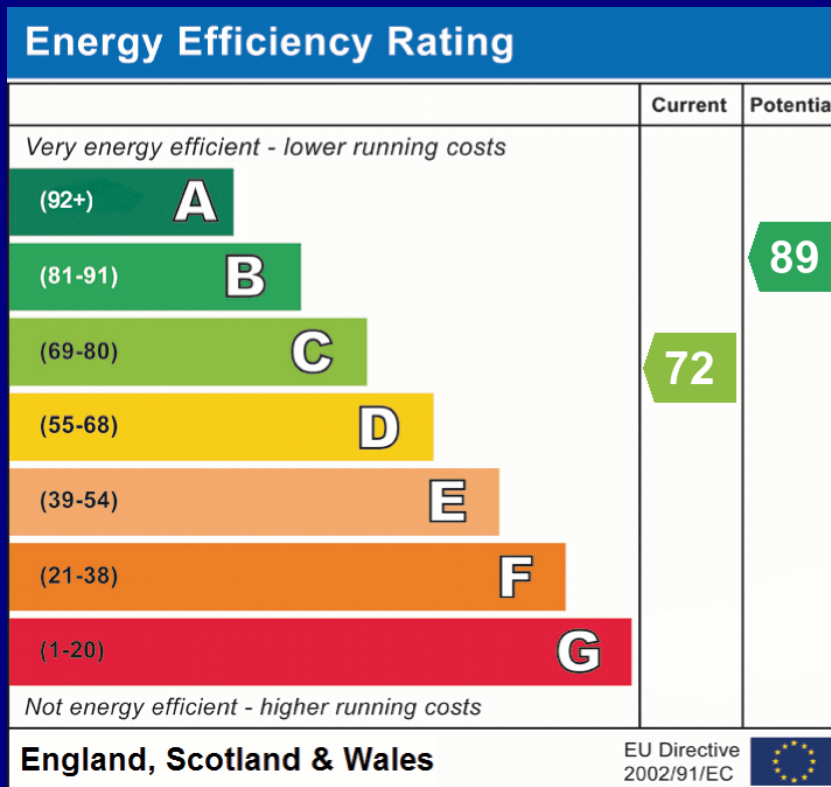
The property is approached via a pathway, leading to the entrance door. The front garden is largely laid to lawn with a mixture of trees and shrubs.

The rear garden is enclosed by timber fencing with a pedestrian gate. Predominantly laid to lawn with borders containing several shrubs, the garden also benefits from a patio area, which presents a lovely spot for outdoor entertaining and al fresco dining. The property offers a garage en-bloc.



Local area photos.





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



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.