YOUR LOCAL INDEPENDENT ESTATE AGENCY
ESTABLISHED SINCE 1938

MANNS & MANNS

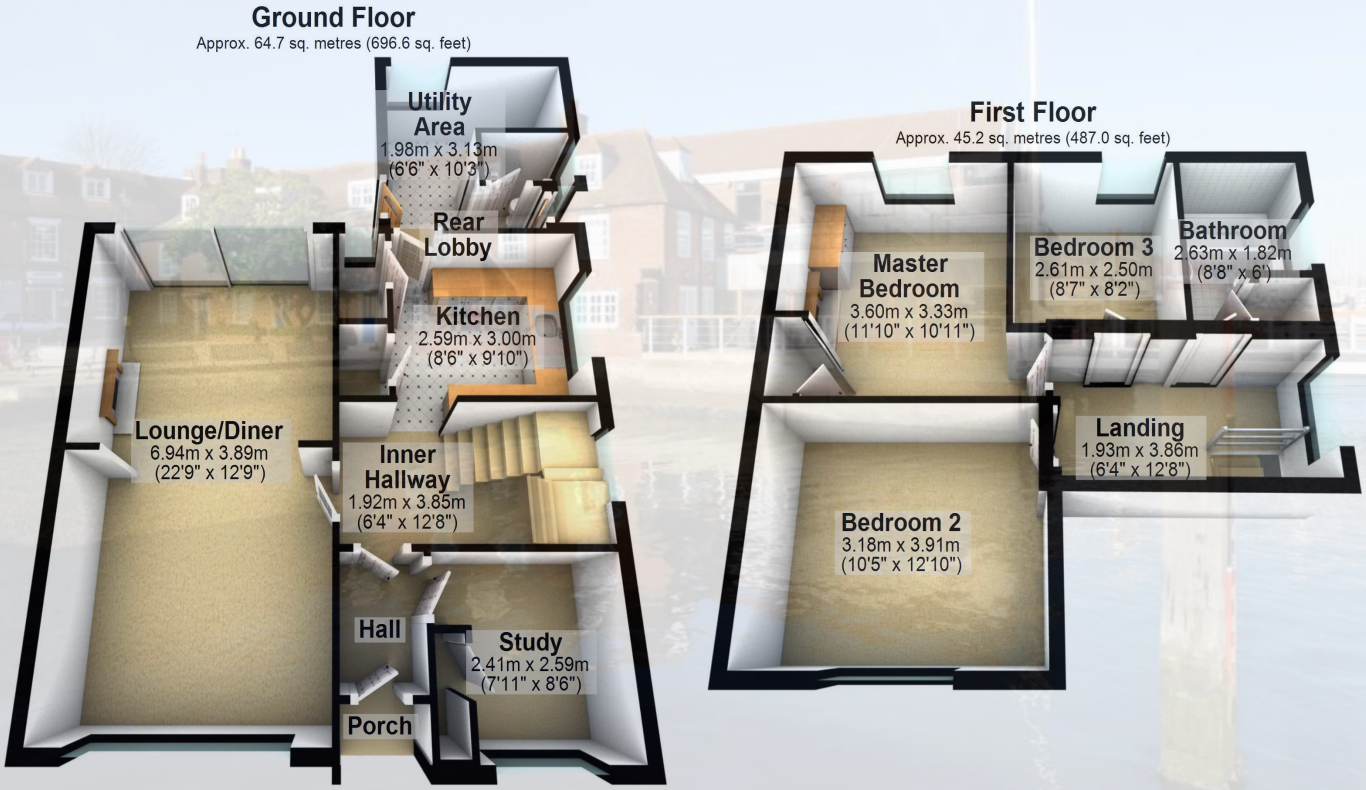
VIEWINGS AVAILABLE 7 DAYS A WEEK
TEL: 02380 404055

High Street, Hamble, Southampton SO31 4JF

An opportunity to acquire this central village ex police house, minutes walk from Hamble Square. This three bedroom detached property has an enclosed rear garden, garage and off road parking for multiple vehicles. Viewing is highly recommended.

£635,000 Freehold

This former police house, situated in the heart of Hamble, with a short stroll to the village centre where you will find Marinas, Yacht clubs, waterfront, and renowned local eating establishments and pubs. The property has gas fired central heating and UPVC double glazing throughout and comprises of a spacious lounge/diner, kitchen, utility, study and cloakroom to the ground floor. To the first floor there are three bedrooms and family bathroom. Externally, there is an enclosed rear garden, storage shed, garage and off road parking for multiple vehicles.



Total area: approx. 110.0 sq. metres (1183.7 sq. feet)

Please note that this floorplan is to be used as a guide only and that the measurements taken are not guaranteed to be accurate. To satisfy yourself with the size of the rooms we suggest arranging a viewing at the property with a Manns and Manns representative. Please also note that the floor plans take internal walls into consideration. This means some floor areas although very similar in size may differ due to this
Plan produced using PlanUp.

FRONT OF PROPERTY Enclosed by timber fencing with an area of lawn and an array of shrubs to the borders. There is block paved driveway leading to the recess porch with a double glazed door and quarry tiled floor, opening to;

INNER HALL Textured ceiling, electric meter, door leading central hallway and door to the;

STUDY 2.41MX 2.59M Smooth plastered ceiling with loft access and double glazed UPVC window to the front elevation. Radiator and ample power points.

HALL Door to the lounge / diner, archway to the kitchen, turning staircase to the first floor and a double radiator.

LOUNGE/ DINER 6.94M X 3.89M Textured and coved ceiling , double glazed UPVC window to the front elevation and double glazed sliding doors opening to the terrace. Chimney breast with feature fireplace with gas living flame fire and shelving to the sides. There are ample power points, TV point, telephone point, and a double radiator.

KITCHEN 3.00M X 2.59M (to the fitted cupboards) Textured and coved ceiling, double glazed UPVC window to the side elevation and a door leading to rear lobby area. The kitchen comprises of matching wall and floor mounted units with roll top work surface over, an integrated oven, four ring gas ring hob with extractor hood, sink and drainer. Quarry tiled floor, tiling to principle areas and ample power points. The kitchen also benefits with a large pantry cupboard (1.06 x 0.92m) with smooth plastered ceiling with a spot light, double glazed UPVC window to the side elevation, shelving and the continuation of the quarry tiled floor. Plus an additional cupboard (1.52m x 1.09m) with smooth plastered ceiling, a ceiling light, power, shelving and a space for appliance.

REAR LOBBY AREA. Smooth plastered and coved ceiling, double glazed door to the driveway and further double glazed door to the rear garden. Door to ;

CLOAKROOM Smooth plastered and coved ceiling and double glazed window to the side elevation. WC and wash hand basin.

UTILITY AREA 3.13M X 1.98M REDUCING 1.27M Double glazed window to rear elevation, plumbing for washing machine, further appliance space, wall mounted boiler, gas meter and loft access. .

LANDING Turning stair case, large window to the side elevation allowing for a bright and airy landing. A textured and coved ceiling with loft access, doors to all principal rooms and power point.

BEDROOM ONE 3.91M X REDUCING 3.33M X 3.63M Textured and coved ceiling and d ouble UPVC to the rear elevation. Fitted double wardrobe and fitted drawers, ample power points and radiator.

BEDROOM TWO 3.89MX 3.18M Textured and coved ceiling, double glazed window to the front elevation, radiator and ample power points.

BEDROOM THREE 2.61M X 2.50M Smooth plastered ceiling, double glazed UPVC window to the rear elevation and ample power points single radiator.

BATHROOM Smooth plastered and coved ceiling and double glazed window to side elevation. The bathroom comprises of a panel enclosed bath with shower over, WC and wash hand basin set on a vanity unit. Tiled to principle areas with a decorative border, laminate floor covering, single radiator, fitted airing cupboard housing the hot water tank and shelving.

GARDEN Enclosed garden with timber fencing, mainly laid to lawn with a central pathway, a terrace area and access to the side of the property. Outside power points, outside tap and concrete storage shed with lighting.

GARAGE 4.83M X 2.55M Concrete garage under pitch tiled roof with a up and over door and an UPVC window to the rear elevation. There is power and lighting with storage space

The Local Area

Hamble-Le-Rice is a picturesque Village situated on the South Coast of England, renowned for the local sailing facilities, Marinas, Sailing Clubs, eating and drinking establishments and beautiful Riverside walks.

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 Manor Farm Country Park.
The community benefits from local junior and senior schools, children's clubs, Hamble Parish Council, Hamble River Singers and the mobile library to name a 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.

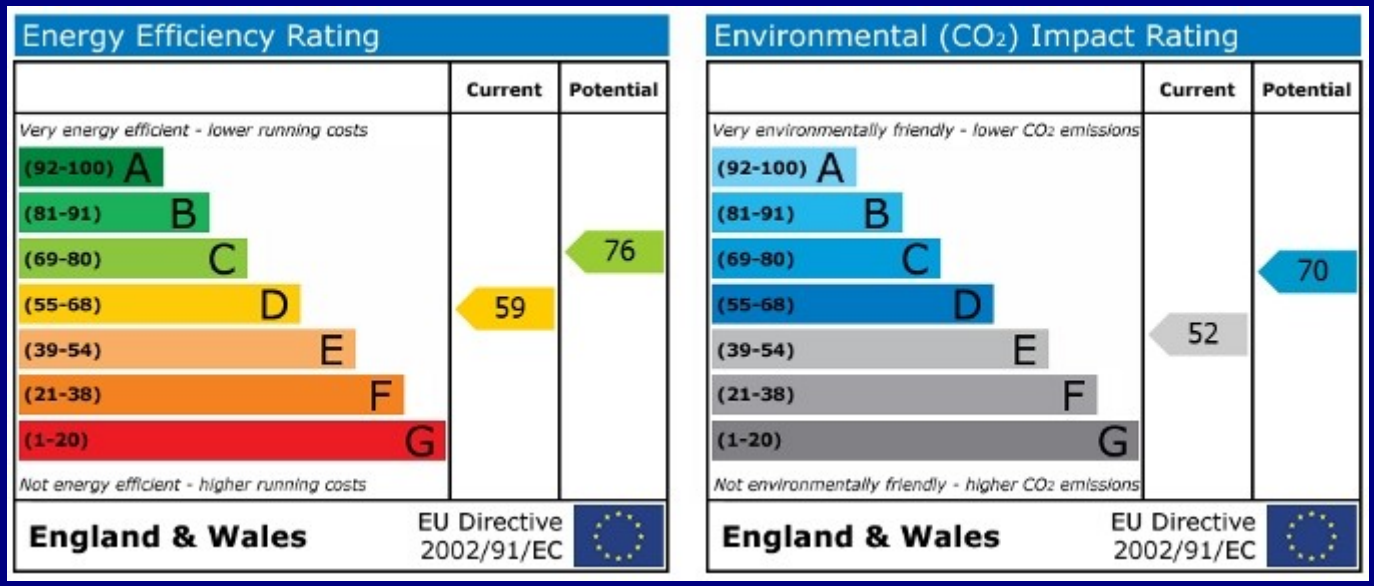
Hamble Point Marina offers 230 berths and lies at the mouth of the River Hamble, with easy access to the world famous waters of the Solent, a magnet for competitive sailors from around the globe, it's a favourite with racing and cruising yachtsman alike.

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.

Hamble is also renowned for its restaurants and public houses. Traditional public houses include: The Victory Inn, The Bugle and Ye Olde Whyte Harte. Some of the other restaurants include: River Rat Cellar & Kitchen, La Dolce Vita, Cinnamon Bay, Banana Wharf, Boomerangs and the King and Queen.

Hamble is easily accessible by a range of public transport links. It has bus routes running from the Southampton City Centre to Hamble and vice versa, train station with lines to Southampton Central and Portsmouth Harbour and the Pink Ferry service from Hamble to Warsash.
By car, Hamble is approximately 3 miles from M27 J8.



COUNCIL TAX BAND E
REF: NG / 2711
Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us on 02380 404055.

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

1 & 2 Brooklyn Cottages,
Portsmouth Road,
Southampton,
SO31 8EP

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.