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## SPITFIRE WAY, HAMBLE, SOUTHAMPTON, SO31 4RT



**WELL-PRESENTED THREE BEDROOM END OF TERRACE PROPERTY WITH A DRIVEWAY AND LANDSCAPED GARDEN IN THE SOUGHT AFTER SAILING MECCA OF HAMBLE. THIS DESIRABLE DWELLING IS JUST A SHORT WALK TO THE WATERFRONT AND HAMBLE'S WELL RENOWNED BARS, RESTAURANTS AND LOCAL AMENITIES.**

**£390,000 Freehold**

This well presented three bedroom end of terrace property is situated in a highly popular residential location in Hamble. The dwelling was constructed in the 1990's of brick elevations with block rendered features to the first floor, under a pitched tiled roof. Neutrally decorated throughout, this property would make a lovely family home designed to complement modern living. Located a short walk from the waterfront and Hamble's well-regarded eateries and bars, early viewing is recommended to appreciate both the location and lifestyle on offer.

Briefly, the ground floor accommodation comprises a hallway, lounge/diner, kitchen and a cloakroom. On the first floor are three bedrooms and a bathroom. Outside, is a low maintenance, enclosed rear garden with a summerhouse and a rear driveway offers off-road parking with EV charging point.





## **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, Lympington 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

Upon entering the property, you are greeted by the hallway offering doors to all rooms and stairs rising to the first floor. Engineered wooden flooring flows throughout the ground floor. The lounge/diner spans the width of the property and boasts French doors and a window opening onto the patio and providing views over the rear garden. This well-proportioned and light filled space is perfect for entertaining or simply relaxing at the end of a busy day. A media wall offers space for a TV with built-in shelving and storage. An understairs cupboard provides a useful storage solution.



The contemporary kitchen comprises a comprehensive range of matching wall and floor mounted units with a worksurface over. A sink and filtered water tap sit beneath a front elevation window. Integrated appliances include a double electric oven, electric hob with an extractor above, fridge freezer, washing machine and a dishwasher. The ground floor accommodation is completed by a cloakroom comprising a vanity wash hand basin and WC.





## First Floor

Ascending to the first floor, the landing presents doors to all rooms and a loft access point. Bedroom one is a well-proportioned double room with a front elevation window. Bedroom two is another good-sized double room with a fitted wardrobe and a rear elevation window. Bedroom three offers a rear elevation window and is a lovely versatile space that is currently being utilised as a home office. The contemporary bathroom comprises a p-shaped panel enclosed bath with a shower over, including a separate handheld attachment, a vanity wash hand basin and a WC. An airing cupboard offers handy storage.



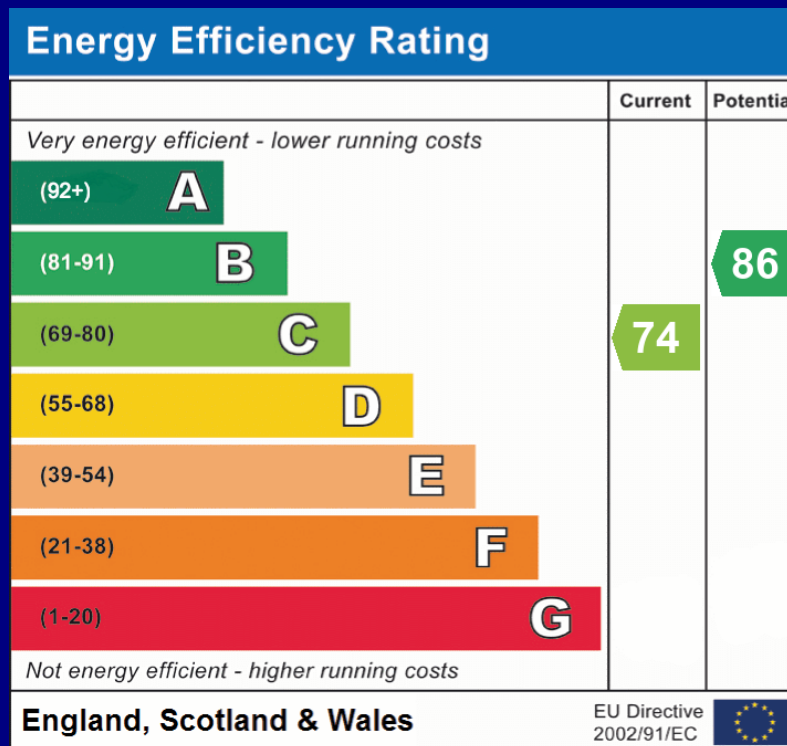


## Outside

The property is approached via pathway leading to the front door under a canopied porch. The low maintenance front garden is enclosed by timber fencing and a wooden gate. The beautifully landscaped rear garden is enclosed by timber fencing with a pedestrian gate to the side. The garden is laid to artificial lawn with a mixture of planted and raised borders containing an array of plants and shrubs. The rear garden benefits from an outside tap and outdoor power sockets. A paved patio, adjacent to the property, provides an idyllic spot for outdoor entertaining and al fresco dining. At the foot of the garden is a fabulous summerhouse with power and lighting. At the rear of the summerhouse is a storage area. The driveway may be found to the rear of the property and offers off road parking for two vehicles; there is the added benefit of an EV charger.







**COUNCIL TAX BAND: C - Eastleigh Borough Council. Charges for 2025/26 £2,046.70.**

**UTILITIES: Mains gas, electricity, water and drainage.**

**ESTATE SERVICE CHARGE: Currently £5.41 per month (reviewed annually) towards maintenance of surrounding green areas.**

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

Tel: 02380 404055    Web: [www.mannsandmanns.co.uk](http://www.mannsandmanns.co.uk)



1 & 2 Brooklyn Cottages  
Portsmouth Road  
Southampton  
SO31 8EP



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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.