

YOUR LOCAL INDEPENDENT ESTATE AGENCY
ESTABLISHED SINCE 1938

MANNNS
& MANNNS
EST. 1938

VIEWINGS AVAILABLE 7 DAYS A WEEK
TEL: 02380 404055

LUKES CLOSE, PORT HAMBLE, SOUTHAMPTON, SO31 4PH



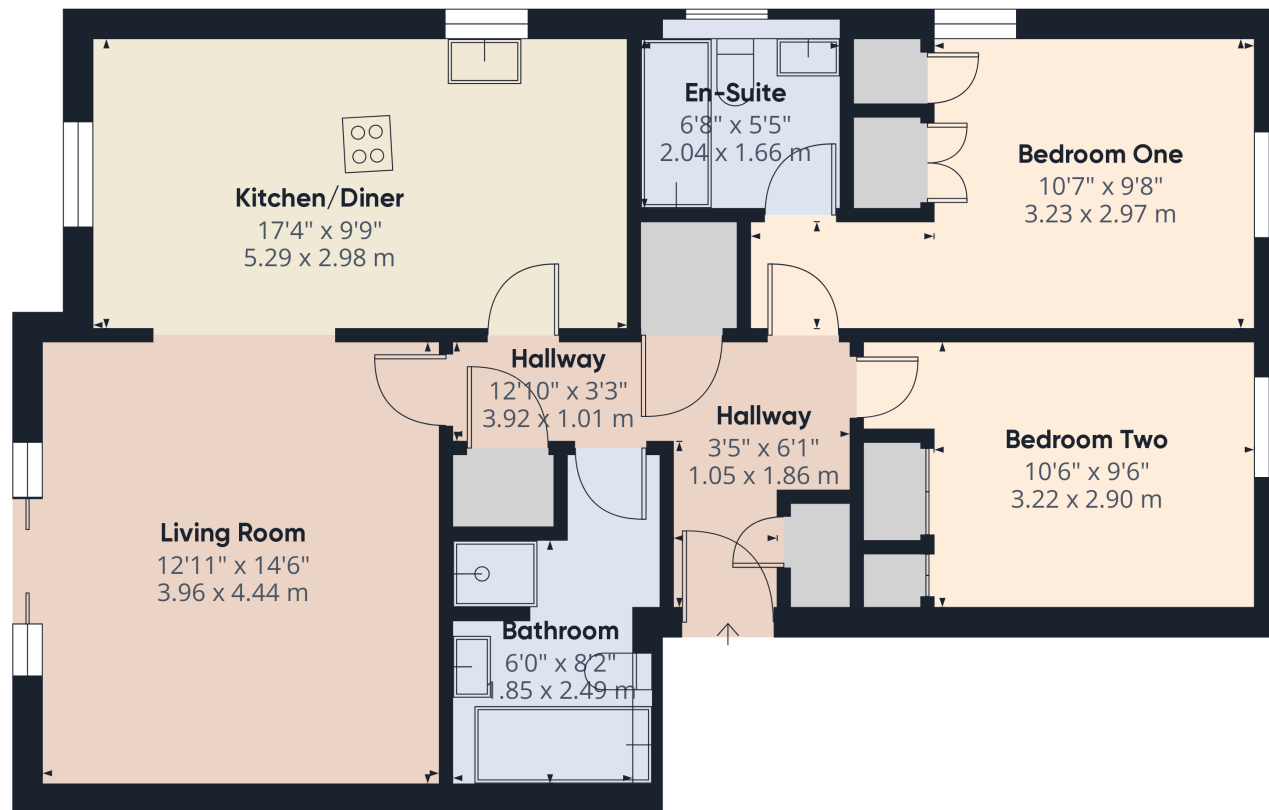
SUPERB TWO-BEDROOM GROUND FLOOR APARTMENT IN AN EXCLUSIVE GATED DEVELOPMENT ADJACENT TO PORT HAMBLE MARINA, CHANDLERY AND RESTAURANTS. THE ACCOMMODATION BOASTS A PRIVATE TERRACE AND ALLOCATED PARKING. NO FORWARD CHAIN.

Offers Over £385,000 Leasehold

This beautiful ground floor, two-bedroom apartment is situated in Lukes Close, a highly sought-after, exclusive, gated, waterside development in Port Hamble Marina. This delightful property offers, in our opinion, the perfect blend of comfort and convenience, maintaining a waterfront setting with a private resident's gate leading to a footpath with a short walk to the village where cafes, restaurants and shopping provisions are located.

Neutrally decorated throughout and benefitting from gas fired heating, electric underfloor heating and double glazing, this turnkey apartment offers the new owner the opportunity to move with minimal fuss. Briefly, the accommodation comprises of a hallway, living room, kitchen/diner, two double bedrooms, with an en-suite to the principal room, and a bathroom room. Outside is a private terrace. The property boasts an allocated parking space and communal visitors parking.

Don't miss out on the opportunity to experience firsthand both the accommodation and lifestyle on offer here. Call us to today to arrange a viewing.



Approximate total area⁽¹⁾

818.39 ft²

76.03 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

The Local Area Of Hamble

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.



The property is located on the ground floor with a security entrance system. Upon entering the apartment, you are greeted by a hallway with space to de-boot and hang your outdoor wear. There are two storage cupboards, an airing cupboard and doors to principal rooms. The well-proportioned living room presents a lovely space for both relaxing and entertaining. The room benefits from lots of natural light courtesy of patio doors which open onto a private terrace, perfect for al fresco dining. The terrace may also be used as a secondary entrance to the property and can be accessed directly from the car park, ideal for unloading shopping and kit.





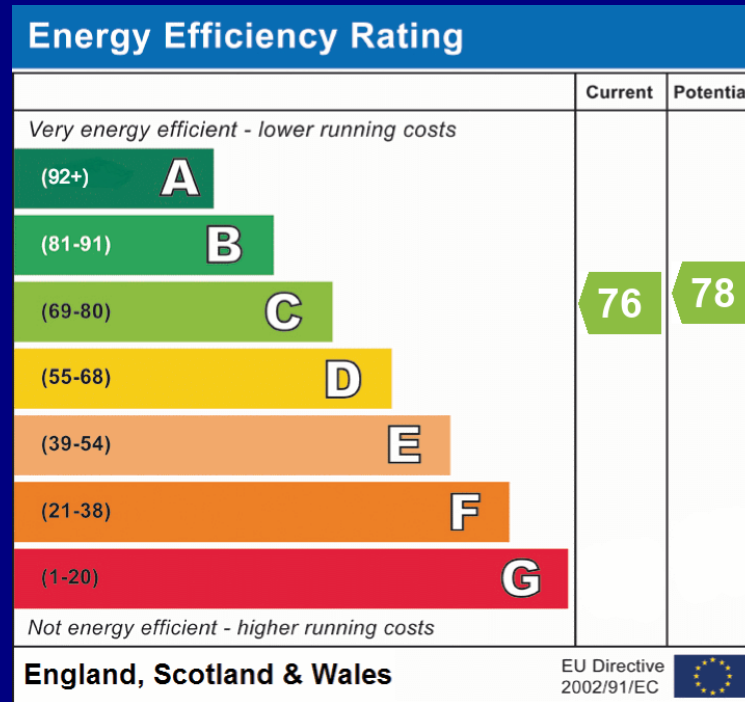
An opening leads into the well-appointed kitchen/diner which will prove popular with culinary enthusiasts. Comprising of a comprehensive range of wall and floor mounted units with roll top work surfaces, the kitchen benefits from integrated appliances including an electric oven and microwave, gas hob with an extractor hood above, dishwasher, fridge freezer and a washing machine.

Bedroom one is a spacious double bedroom with windows to two aspects and triple fitted wardrobes. There is the useful addition of a modern en-suite bathroom, which is tiled to the walls and floor and comprises of a panel enclosed bath with a handheld shower attachment, a pedestal wash hand basin and a concealed cistern WC.



Bedroom two is another well-proportioned double room with fitted triple wardrobes providing useful storage. The contemporary style bathroom comprises of a panel enclosed bath with a handheld shower attachment, separate shower cubicle, pedestal wash handbasin and a concealed cistern WC. The walls and floor are tiled.





COUNCIL TAX BAND: E - Eastleigh Borough Council. 2024/25 £2646.38.

LEASEHOLD: Residue of 999 years from 1st January 1998. A peppercorn ground rent. Service charge for 2025 £3999.96.

CONSTRUCTION: Brick elevations under a tiled roof.

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.