



Selman Close

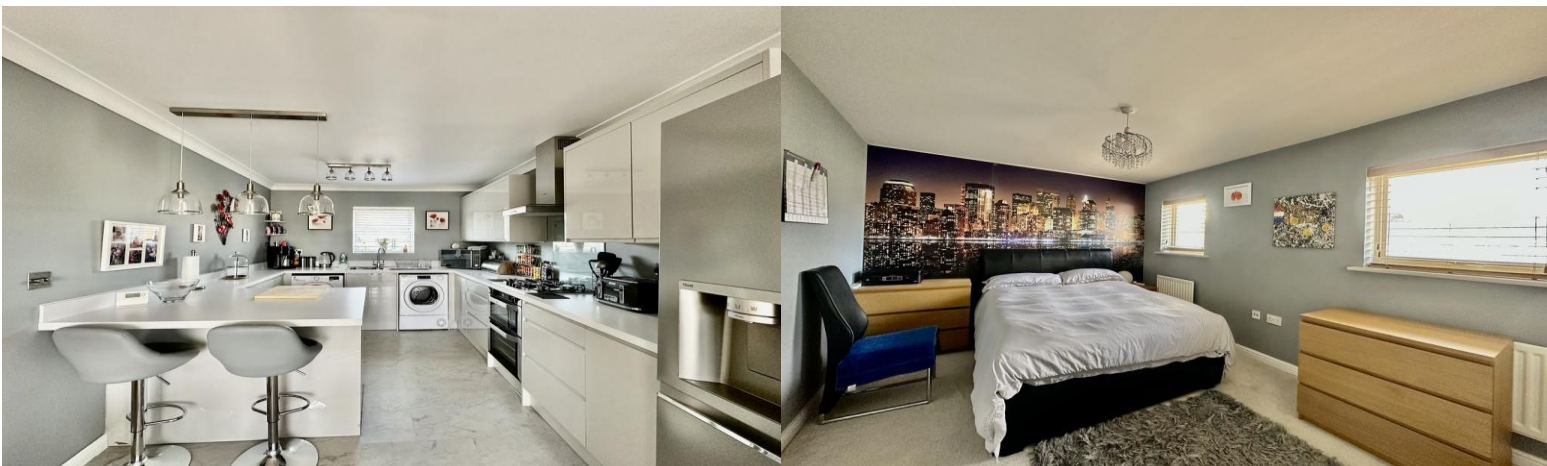
Hythe, Southampton

- First Floor Flat
- 2 Double Bedrooms
- 2 Bathrooms
- Spacious Open Plan Living

Asking Price Of - £315,000

EPC Rating

C





Property Description

OPEN PLAN LIVING AREA 18' 07" x 18' 05" (5.66m x 5.61m) This lovely spacious room benefits from double aspect patio doors leading to the 2 separate balconies, and with an additional picture window this a very light and airy room. There is ample space for lounge furniture and room for a dining table and chairs. Accessed from the hallway, the room is tastefully decorated and carpeted in neutral tones

KITCHEN 10' 09" x 9' 08" (3.28m x 2.95m) This modern kitchen is offset from the open plan living and dining area. There is a good range of base and wall units in a modern gloss white finish, with white worktops and co-ordinating splashbacks. There is a breakfast bar which helps define the kitchen and living areas and this has an attractive pendant lighting over, There is a built in double electric oven, a gas hob, and



a built in extractor fan. There is space and plumbing for a washing machine, space for a tumble dryer and also space for a larger fridge freezer. There is a 1 1/2 bowl stainless steel sink with drainer with a window over. This really is a lovely kitchen and it's contemporary feel and neutral decor compliments the open plan living.

HALLWAY As you enter from the first floor landing there are doors leading to the bedrooms and bathrooms, There is a useful large built in storage cupboard, and an additional airing cupboard housing the Worcester Combi boiler which was fitted in 2013. There is an intercom system.



MASTER BEDROOM 13' 04" x 9' 09" (4.06m x 2.97m) The good sized master bedroom has a range of built in wardrobes, and has room for a bed and additional bedroom furniture. There are 2 windows allowing plenty of light into the room. There is a door from the bedroom leading to the ensuite shower room.

EN-SUITE SHOWER ROOM 9' 09" x 7' 04" (2.97m x 2.24m) The en-suite shower room has a fully tiled walk in shower cubicle. There is also a white low level WC and a white vanity basin with matching tiled splashback. The room has a tiled floor and there is a heated towel rail.



BEDROOM 2 13' 00" x 9' 08" (3.96m x 2.95m) This is a very well proportioned room with ample space for a large bed and bedroom furniture.

BATHROOM This newly fitted modern bathroom has a modern white suite. The eye catching black floor and wall tiles with feature mosaic inserts, contrasted with white walls and accessories make this a stunning room. The white jacuzzi bath has a black side panel with built in lighting and there is a modern low level W>C and wash basin. The room is finishes to a very high standard.





BALCONIES This property benefits from 2 balconies, both accessed for the open plan living area. The large main balcony is a lovely paved seating area with paved floor and from here there are slight sea views. The smaller Juliette balcony is accessed via patio doors from the dining area and gives an additional outdoor space.



PROPERTY INFORMATION This second floor flat is very well presented and has gas central heating and double glazed windows. The entrance lobbies are light and spacious and well looked after and there is an intercom door entry system.

The entire property is decorated and finished to a high standard.

There are 2 allocated parking spaces.

The service charge is circa £913.00 PA

The Management charge is circa £262 PA

The Lease is 999 year commencing Oct 2001.

The flat is within a very short walk to the centre of Hythe where you will find shops, restaurants and amenities. There is a weekly market, and good transport links to Southampton, including the historic pier and ferry. The New Forest National Park and local beaches are close by..

EPC Rating C





GROUND FLOOR



Hotspur House
Prospect Place
Hythe
Southampton
Hampshire
SO45 6AU

www.hytheandwaterside.com
darren@hytheandwaterside.com
0238 0845 434

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

