



Conifer Close
Hythe, Southampton
Asking Price Of **£229,000**



- MODERN TOP FLOOR MAISONETTE
- VIEWS OF SOUTHAMPTON WATER
- MODERN KITCHEN & FAMILY BATHROOM
- 2 DOUBLE BEDROOMS

EPC Rating

TBC

Conifer Close



Property Description

ENTRANCE HALL

As you enter the property through the UPVC door the entrance hall has a useful full height storage cupboard. There is a radiator and there are stairs leading to the living accommodation.

INNER HALLWAY

There is a landing, and hallway with access to all rooms, and there is a full height storage cupboard housing the boiler, making this an ideal airing cupboard.

LOUNGE/DINER 14' 4" x 12' 4" (4.37m x 3.76m)

The spacious lounge has a large window with views overlooking Southampton water, making this a lovely light and airy room. There is an attractive, modern white feature fireplace with a coal effect fire, giving a cosy feel. There is room for sofas and lounge furniture and is currently set with a small dining table.



KITCHEN 10' 2" x 9' 1" (3.1m x 2.77m)

The modern kitchen has a tiled floor and has a range of floor and wall units in a white gloss finish. There is room for a fridge freezer and the kitchen benefits from a large walk in larder with shelving.

There is a built in Hotpoint electric oven, gas hob and an extractor hood. There is space and plumbing for a washing machine, and space for a tumble dryer.

There is a stainless steel sink with drainer and modern mixer tap, and the large window with a woodland outlook makes this a light and airy room.

BEDROOM 1 13' 1" x 10' 3" (3.99m x 3.12m)

This spacious double bedroom has a large window overlooking woodland. There is a built in full height wardrobe and ample room for a bed and bedroom furniture.

BEDROOM 2 12' 4" x 9' 8" (3.76m x 2.95m)

This second double bedroom is a good size with ample room for a bed and bedroom furniture. It benefits from a built in full height wardrobe, and has a window overlooking the front of the property.

BATHROOM 7' 3" x 5' 8" (2.21m x 1.73m)

This lovely family bathroom is newly fitted with a modern white suite. The floor is tiled and the walls are part tiled and the large privacy window lets plenty of natural light into the room.

There is a bath with fitted shower and bi-fold glass shower screen. There is a built in wash hand basin with a contrasting black top, and a double door cupboard under. There is a fitted low level W.C, with additional slimline storage cupboard alongside. There is also a matching wall cabinet and a large heated towel rail.

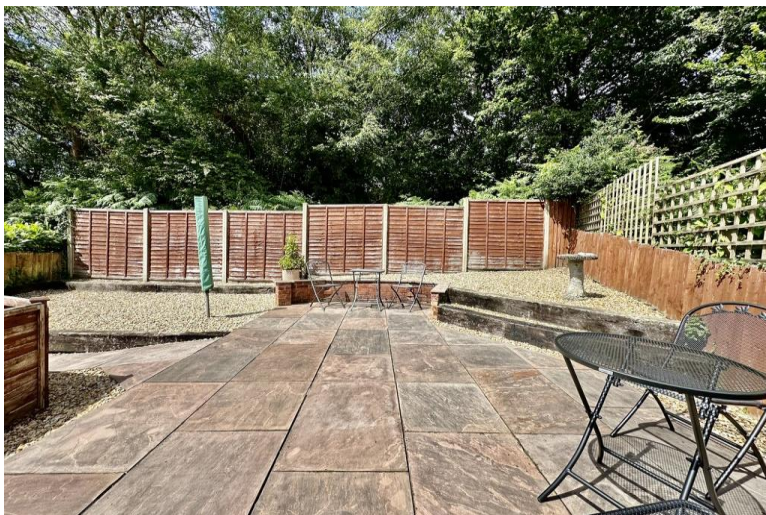
FRONT OF PROPERTY

To the front of the property there is off street parking, and a garage in a block. A wrought iron gate leads you to steps leading to the front door. Access at the side of the property leads to the private rear garden, and there is also a useful full height storage cupboard, ideal for garden tools etc.

REAR GARDEN

The private rear garden is laid mainly with gravel for easy maintenance. It is set on 2 levels with just a few steps and a gentle paved slope. There are flower borders and low level fencing to define the different areas.

The garden offers a choice of places to sit and relax and has a delightful backdrop of a wooded area with mature trees. The garden has fencing and hedges to the sides providing extra privacy.





ADDITIONAL INFORMATION

This maisonette has been well maintained and is in excellent decorative order throughout. It has a newly fitted bathroom, a modern kitchen and gas central heating. A new Atag combi boiler was fitted in October 2022.

The maisonette is light and airy and the rooms are all of generous size. The property benefits from a loft which has been boarded and insulated and provides additional storage, and has a fitted loft ladder.

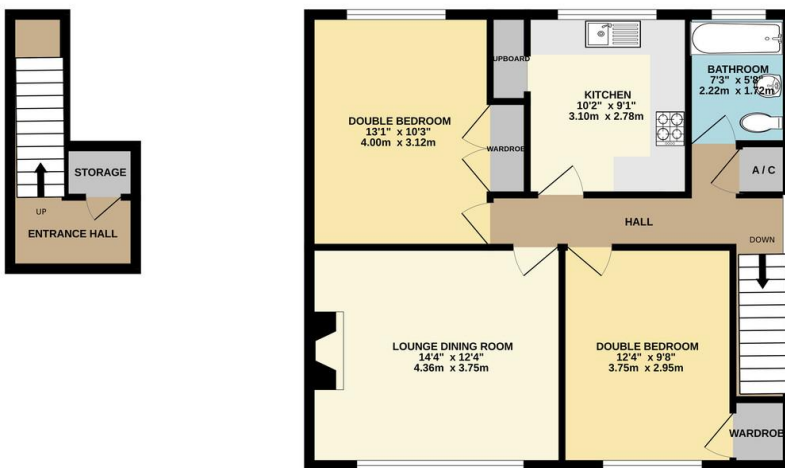
There are 987 years left on the lease.

The property would make an ideal home for a couple or a young family, or would make a good investment as a rental property.

Conifer Close is a quiet cul-de-sac on the popular Hollybank estate. The market town of Hythe is a short walk away, and has supermarkets, a post office and a good range of independent shops and restaurants. There are good bus routes and transport links and the historic Hythe ferry and pier train linking directly to Southampton City Centre. With the local beaches of Lepe and Calshot close by, and on the edge of the

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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