



## Mount House Close

Hythe, Southampton

- DETACHED SPLIT LEVEL HOUSE
- MODERN KITCHEN / DINER
- 2 BATHROOMS
- GALLEY LOUNGE

Asking Price Of **£495,000**

**EPC Rating**

TBC





## Property Description

**PORCH 7' 2" x 3' 9" (2.18m x 1.14m)**

At the front of the property you are greeted by the double, fully glazed doors, and there is an internal door leading to the integral garage. From the entrance porch you enter the main hallway.

**HALLWAY 18' 9" x 10' 5" (5.72m x 3.18m)**

This spacious hallway has stairs to the lower floor where you will find 2 bedrooms and a shower room, and there are also stairs leading up to the master bedroom and bathroom. The welcoming hallway itself has a quality tile effect flooring and is currently set with a sideboard, and there is also a radiator.

**SHOWER ROOM 7' 3" x 2' 5" (2.21m x 0.74m)**

This modern shower room is on the lower floor and is fitted with a contemporary white suite. There is a fitted shower cubicle, a wash basin with chrome mixer tap and a useful vanity cupboard, and a low level W.C. The floor is tiled to match the hallway. The shower has attractive tiling with a modern feature inset, and there is a matching tiled splashback above the basin.



**BEDROOM 2 12' 6" x 10' 9" (3.81m x 3.28m)**

This bedroom is located on the lower floor. It is a lovely light and airy room with double patio doors leading out to the courtyard garden. It is currently used as an additional living room, but would equally make a lovely bedroom or guest bedroom.

**BEDROOM 3 9' 4" x 6' 7" (2.84m x 2.01m)**

This room is also situated on the lower floor. There is a large window overlooking the rear garden and there is room for a bed and bedroom furniture.



**MASTER BEDROOM 12' 6" x 10' 9" (3.81m x 3.28m)**

The master bedroom is on the first floor and has a range of full height fitted, sliding door wardrobes. The large window to the rear allows plenty of light into the room, and there is ample space for a bed and additional bedroom furniture. There is also a full height airing cupboard providing yet more storage.

**BATHROOM 9' 7" x 6' 7" (2.92m x 2.01m)**

This stunning family bathroom is on the first floor. It has a modern white suite with a bath, a large walk in shower cubicle with waterfall shower, a low level W.C and a pedestal wash hand basin with chrome mixer tap. The shower cubicle is fully tiled an attractive red tiling, and the bath and wash hand basin have co-ordinating tiled splashbacks. There is also a large white heated towel rail, and the floor is fully tiled.



**KITCHEN/DINER 18' 8" x 16' 9" (5.69m x 5.11m)**

On the 2nd floor you will find the stunning kitchen diner. The modern fitted kitchen has a good range of base units and drawers provide a great deal of storage, along with matching wall units in an attractive gloss steel grey finish. There are co-ordinating pale grey worktops and splashbacks.



The central island incorporates a range of storage cupboards and drawers underneath, and there is space for bar stools, making for an alternative place to sit and enjoy a coffee. There is a built in Bosch double oven, an electric hob, an extractor fan and a built in Neff dishwasher. There are white metro tiles splashbacks and the floor has quality tile effect flooring.

A co-ordinating large display unit in the dining area provides yet more storage cupboards, display shelving, and additional work surface and houses a built in fridge. The double patio doors leading out onto the balcony, along with the double aspect windows make this a lovely light and airy room.



#### BALCONY

The balcony is accessed from the kitchen diner on the 2nd floor through double patio doors and has high spec resin flooring. There are walls to each side with ornamental metal railings at the front. There is room for garden chairs and the balcony is fitted with an awning.

#### GALLERY LOUNGE 18' 1" x 13' 0" (5.51m x 3.96m)

This delightful lounge is on the 2nd floor and is accessed from steps leading up from the kitchen diner. It has far reaching views across the marina with panoramic windows overlooking the front, and an additional side window, again with great views.

This room has a lovely spacious feel, and there is ample room for sofas and lounge furniture.

There is a unique built in full height cupboard fitted as a bar complete with sink.

The gallery aspect looking onto the kitchen is a great feature, and adds to the open feel of the room.



#### GARAGE/ UTILITY 21' 6" x 11' 0" (6.55m x 3.35m)

The larger than average integral garage has an up and over door to the front of the property, and a useful internal door to the front porch. There is light and power, and there is a useful sink and plumbing for a washing machine.

#### FRONT OF PROPERTY

Set on a quiet street, the front of the property, is beautifully presented, and sets the scene for what you will find within.

The stylish paved front provides private parking and access to the garage and to the front porch. There is also a side gate giving access to the back garden. The attractive flower beds, and the balcony with awning give a charming and lovely, yet exotic feel.

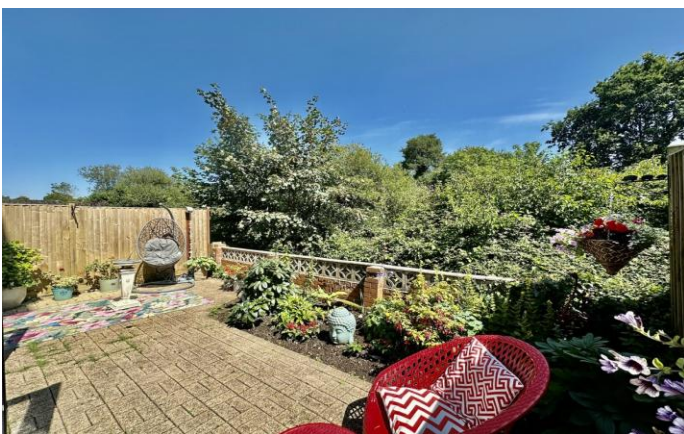


#### COURTYARD GARDEN

The charming courtyard garden is accessed from the ground floor bedroom, and there is also side access from the front of the property. The courtyard is brick paved for easy maintenance, and has fencing each side providing privacy. There is a feature stone and brick wall and the mature trees and shrubs beyond mean you are not overlooked.

This is a lovely space to sit and relax, and to entertain friends and family. There is an electric point, and an outside tap.





#### ADDITIONAL INFORMATION

This charming house must be viewed to be fully appreciated. The split level layout, the thoughtful design and fittings and tasteful decoration make this a stunning home.

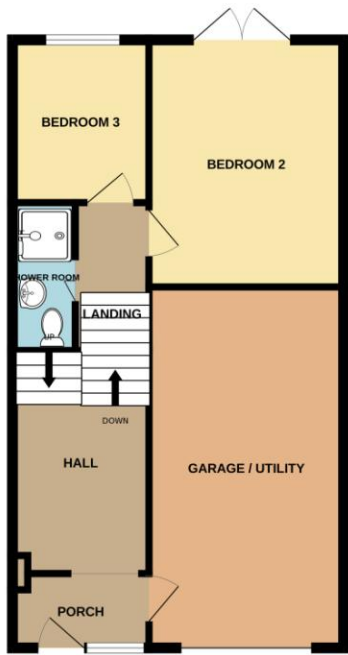
The property benefits from a large modern fitted kitchen, a gallery lounge with views across the marina, 2 bathrooms, 3 bedrooms, a garage, balcony and a charming courtyard garden. The property has double glazing throughout, and a new Worcester boiler and new radiators were fitted in January this year.

Set in a quiet street within a short walk of the charming market town of Hythe, it's marina, waterfront promenade, and parks.

Hythe 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 links directly to Southampton City Centre.

With the local beaches of Lepe and Calshot close by, and on the edge of the New Forest National Park, Hythe is a sought after area to live.

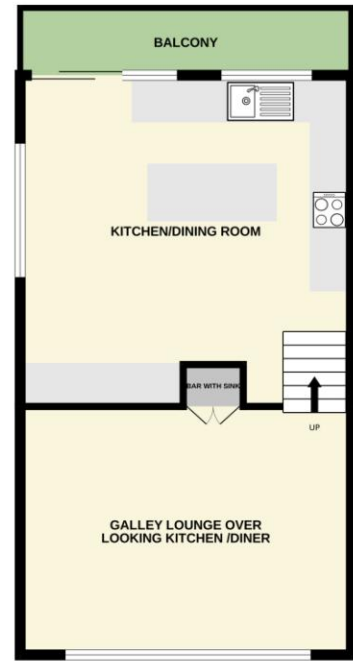
GROUND FLOOR



1ST FLOOR



2ND 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 as to their operability or efficiency can be given.  
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