



**Whittington Close**  
Hythe, Southampton  
Asking Price Of **£229,950**



- FIRST FLOOR MAISONETTE
- NO FORWARD CHAIN
- NEW KITCHEN
- 2 DOUBLE BEDROOMS

**EPC Rating**

TBC





## Property Description

### ENTRANCE HALLWAY

As you enter the property through the part glazed UPVC door, the light and bright hallway has a full height cupboard housing the utility meters, providing useful storage for coats and shoes, and there are stairs leading up to the first floor.

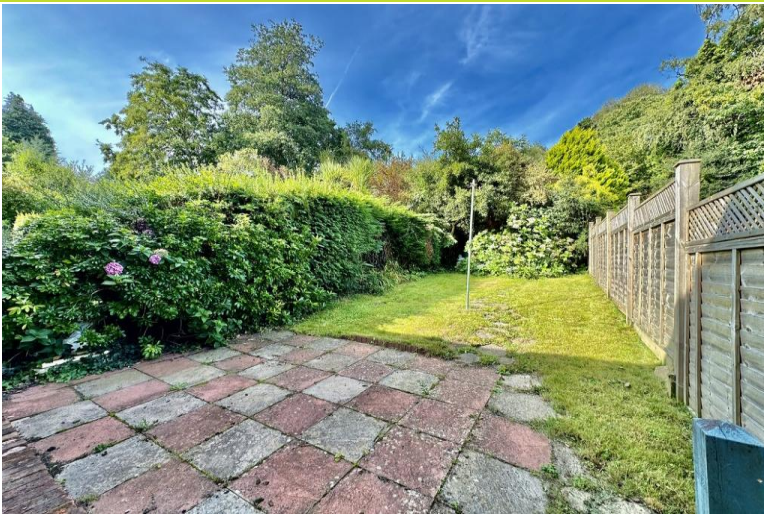
### KITCHEN/BREAKFAST ROOM 9' 6" x 8' 8" (2.9m x 2.64m)

This brand new, high spec kitchen has been tastefully fitted with modern white high gloss base and wall units. These are complimented with light wood effect worktops and splashbacks, and contemporary grey metro wall tiles. The floor has contrasting slate effect quality vinyl. As well as the good range of kitchen units, the kitchen benefits from a large walk in pantry. There is a new built in Ikea electric oven and hob and a Bosch extractor fan. There is room for a free standing fridge freezer and space and plumbing for a washing machine.

The partition wall between the kitchen and the hallway has been removed adding to the spacious feel of the room. With this and the window overlooking the rear garden this is a lovely light and bright room.







**LOUNGE/DINER 14' 4" x 12' 3" (4.37m x 3.73m)**  
The front aspect lounge overlooks the front of the property and has a large window flooding the room with natural light. This is a spacious room with space for both lounge and dining room furniture. The parquet flooring is stunning and with the tasteful neutral decor this really is a lovely room.

The modern feature fireplace with slate hearth and wood beam mantel is a real focal point and adds a cosy feel to the room. To each side of the fireplace is bespoke display shelving.



**MASTER BEDROOM 13' 1" x 10' 2" (3.99m x 3.1m)**  
The master bedroom has a window overlooking the rear garden. This is a generous double bedroom and benefits from a double door, full height wardrobe providing plenty of storage.

**BEDROOM 2 9' 6" x 8' 8" (2.9m x 2.64m)**  
The second double bedroom has a window overlooking the front of the property and is another good sized room. This room also has a useful built in wardrobe. This room has plenty of space for a bed and bedroom furniture.

**SHOWER ROOM 7' 1" x 5' 5" (2.16m x 1.65m)**  
This modern bathroom has a large built in shower cubicle, with fitted electric shower. There is also a wash basin with fitted vanity cupboards and a low level white W.C. There is a large heated chrome towel rail and the floor has attractive grey vinyl. The large privacy window lets lots of natural light into the room.



#### REAR GARDEN

The rear garden is a lovely outdoor space, with mature trees at the back, and fencing and mature trees and shrubs to the sides providing privacy. The garden is laid mainly to lawn and there is also a patio area, making a lovely place to sit and relax.

#### FRONT OF PROPERTY

Set in a quiet, well kept street the maisonette is set back from the road, and there is a path leading to the front door. There is plenty of off road parking.

#### GARAGE

The garage is in a block close by and has an up and over door.







## OTHER INFORMATION

This maisonette is offered with NO FORWARD CHAIN.

It has been well maintained and is in excellent decorative order. It has a newly fitted kitchen and modern bathroom, and has gas central heating and UPVC double glazing throughout. There is a Valiant combi boiler with hive system. The maisonette is light and airy and the rooms are all of generous size. The property benefits from a loft which provides additional storage.

There is a remainder of 940 years left on the lease, and the ground rent is just £15 per annum. The property would make an ideal home for a couple or a young family, or would make a good investment as a rental property.

Whittington Close is a quiet street 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 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



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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