



  
**hythe&waterside**  
ESTATE & LETTING AGENTS

**11 Overbrook**  
Hythe, Southampton

- GREAT SIZE THREE BEDROOM DETACHED HOUSE
- LARGE LOUNGE
- LARGE KITCHEN /DINER
- SEPERATE UTILITY AND DOWNSTAIRS BATHROOM

**Asking Price Of - £465,000**

**EPC Rating**

**C**





## Property Description

**ENTRANCE HALL** As you step through the inviting entrance hall with its UPVC front door and solid wood flooring, you're greeted by a sense of warmth and comfort. The storage cupboard provides ample space for all your essentials while the double doors draw you into the spacious lounge; perfect for relaxing or entertaining guests.



**LOUNGE 16' x 13' (4.88m x 3.96m)** A spacious lounge that boasts a front aspect double glazed window fitted with Venetian wooden blinds, allowing natural light to flood the room and create a bright and inviting atmosphere. Perfect for those chilly evenings, the wood burner adds a cozy touch to the room, which features solid wood flooring for a touch of elegance. The double glazed doors lead to a hallway, with a single door opening up to the open-planned kitchen diner, making it the ideal space for entertaining guests or enjoying everyday family meals.



**KITCHEN/DINER 19' 4" x 10' 7" (5.89m x 3.23m)** An open-planned kitchen diner, perfect for entertaining friends and family. The kitchen boasts a rear aspect double glazed window, allowing plenty of natural light to flood in, as well as double glazed patio doors leading to the conservatory with a fitted vertical blind.

With ample cupboard space, a breakfast bar, and stunning granite effect worktops, cooking and dining in this kitchen will be a true delight. The kitchen also includes a Hotpoint double oven and gas hob, and space for a fridge freezer ideal for whipping up delicious meals.

The kitchen / diner has solid wood flooring throughout.



**UTILITY ROOM 10' 5" x 8' 2" (3.18m x 2.49m)** Utility room! The space includes room for a tumble drier, dishwasher and washing machine, along with a granite effect worktop and plenty of cabinet space. A rear aspect UPVC door leads out to the garden and garage, offering convenience and functionality. The utility room has Camaro vinyl strip flooring which is easy to clean.



**DOWNSTAIRS SHOWER ROOM 7' 9" x 3' 5" (2.36m x 1.04m)** Modern downstairs shower room, boasting a spacious walk-in shower, sink, and pedestal basin - perfect for a convenient and stylish living experience. The shower room is fitted with Camaro vinyl strip flooring.



**CONSERVATORY 11' 3" x 9' 8" (3.43m x 2.95m)**  
 Featuring a great sized conservatory with UPVC windows and a door leading to the lush rear garden - perfect for enjoying those summer days in style. The conservatory is complete with Fabric roman blinds that complement the windows, adding a touch of elegance to this already stunning space. The conservatory has grey wood effect laminate flooring.

**UPSTAIRS LANDING** Spacious upstairs landing flooded with natural light, creating a welcoming and airy atmosphere.  
 Side aspect double glazed UPVC window with fitted wooden venetian blinds.



**BATHROOM 9' x 5' 4" (2.74m x 1.63m)** Great size family bathroom, complete with a walk-in shower, white toilet, bidet, pedestal basin, and finished in a stylish tiled grey marbled wall system. The rear aspect double UPVC glazed window floods the bathroom with natural light, while a radiator provides a cozy warmth. Easy-to-maintain Camaro strip vinyl flooring adds a modern touch to the space.



**MASTER BEDROOM 14' 4" x 10' 4" (4.37m x 3.15m)**  
 A large master bedroom with a front aspect, offering plenty of natural light through the double glazed UPVC window fitted with venetian wooden blinds. The spacious room includes a recessed area perfect for wardrobes, allowing for ample storage space. The flooring throughout the bedroom is crafted from beautiful natural wood floorboards, adding a touch of elegance to the space.



**BEDROOM TWO 10' 6" x 10' 2" (3.2m x 3.1m)**  
 Bedroom two, a generously proportioned double room featuring a rear aspect double glazed UPVC window fitted with wooden venetian blinds that bathes the space in natural light. The room is beautifully enhanced by the natural wooden floorboards and offers ample storage options to keep your belongings organized.

**BEDROOM THREE 10' 9" x 8' 7" (3.28m x 2.62m)** The third bedroom boasts a front aspect double glazed UPVC window fitted with wooden venetian blinds, a good-sized storage cupboard, and stylish laminate flooring - perfect for creating a cosy and inviting space. With room for a double bed, this bedroom is ideal for



guests or family members.

**OUTSIDE REAR GARDEN** A large enclosed rear garden, perfect for enjoying the outdoors in the privacy of your own space. Accessible from both the utility room and conservatory, step out onto the patio area and take in the beautifully maintained lawn. A highlight of the garden is the raised decking area in the top left corner, ideal for soaking up the sun as it faces south.

**GARAGE** 18' 9" x 9' 11" (5.72m x 3.02m) Great sized garage with convenient access from both the front garage door and rear entrance via a UPVC door. The garage offers ample space for parking your vehicles and additional storage.



**OUTSIDE FRONT** As you approach the front of the house, you are greeted by a main front UPVC door, leading into a warm and inviting interior. The property boasts a meticulously maintained grassed lawn and convenient parking on the drive for 2 cars, ensuring that you never have to worry about finding a spot. For added convenience, there is a side door leading to the utility room and a lean-to to the side of the house with access to the rear garden, perfect for enjoying the outdoors in privacy.



**ADDITIONAL INFORMATION** The property benefits from Solar panels on the roof which results in great cost savings on electricity for the property. Please see Full Virtual tour.



GROUND FLOOR  
1120 sq.ft. (104.1 sq.m.) approx.



1ST FLOOR  
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 1714 sq.ft. (159.2 sq.m.) approx.

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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