



## 15 The Vale

Hythe, Southampton

- DETACHED BUNGALOW
- 2 BEDROOMS
- MODERN FITTED KITCHEN
- CONSERVATORY

**Asking Price Of - £345,000**

**EPC Rating**

**D**







## Property Description

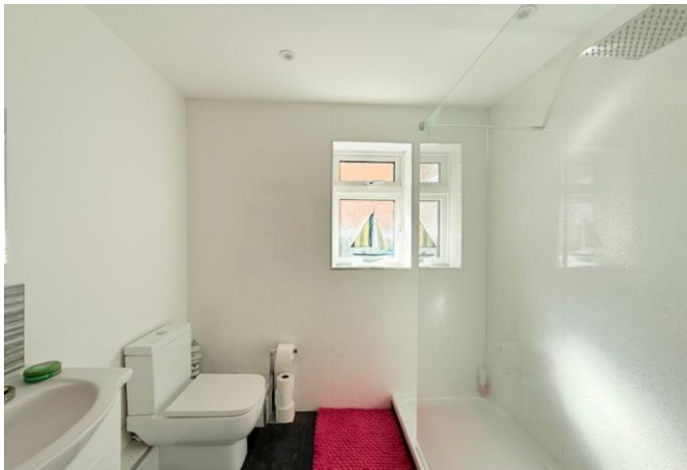
**ENTRANCE HALL 6' 0" x 3' 76" (1.83m x 2.84m)** The entrance hall gives a warm and welcoming ambience from the moment you step inside. Complete with a UPVC front door and additional window for natural light, the hall has coir matting and ample space to hang coats.

**LIVING ROOM 14' 32" x 12' 28" (5.08m x 4.37m)** The property boasts a large lounge with full-height windows overlooking the beautiful front garden, creating a light and airy atmosphere. The oak laminate flooring adds a touch of elegance, while ample room for sofas and other furnishings make it perfect for relaxing or entertaining.

The lounge is accessed from the front entrance hall, and you'll find an inner hallway leading to the kitchen, conservatory, and master bedroom



**KITCHEN/BREAKFAST ROOM 9' 29" x 7' 75" (3.48m x 4.04m)** The modern fitted kitchen has white gloss base & wall units, a built-in wine rack, white granite effect worktops, and black granite effect splashbacks. The round sink and space for a fridge freezer add a touch of practicality, while the built-in Neff oven, hob, and extractor make cooking a breeze. There is a heated chrome towel rail, laminate oak flooring, and the glazed patio doors to the conservatory and picture window make this a light and airy room.



**CONSERVATORY 12' 87" x 10' 15" (5.87m x 3.43m)** Accessed from the kitchen the lovely conservatory provides views and access to the rear garden through patio doors, creating a seamless flow between indoor and outdoor living spaces. Currently used as a dining room, this versatile area also includes a worktop with a washing machine and bosch dishwasher underneath, making laundry a breeze. The ceramic floor tiles add a touch of elegance to the space. This is an ideal place to sit and relax and enjoy the views of the garden.



**MASTER BEDROOM 11' 48" x 8' 96" (4.57m x 4.88m)** The master bedroom boasts a large window overlooking the tranquil rear garden, creating a light and airy room. The oak laminate flooring adds to the style and storage is abundant with two built-in full height double door wardrobes, ensuring a clutter-free living space. There is ample room for a bed and additional furniture, allowing you to customise the room to your taste.

**BEDROOM 2 8' 33" x 6' 66" (3.28m x 3.51m)** The second bedroom is situated at the front of the property, accessed from the entrance hallway. There is a built-in storage cupboard housing the boiler, perfect for keeping things organized. The side aspect window fills the room with natural light, creating a warm and inviting atmosphere, and the plush grey carpet adds a touch of cosy elegance.



**BATHROOM 7' 03" x 5' 91" (2.21m x 3.84m)** This elegant bathroom has a modern white suite that exudes sophistication and style. The spacious bathroom boasts a large built-in shower cubicle with a double mains rainfall shower, perfect for indulgent relaxation. Additional features include a low-level WC and sink with storage, a mirrored vanity unit, and a chrome towel rail for added convenience.





**GARAGE** 18' 64" x 8' 61" (7.11m x 3.99m) This property boasts a garage with an internal door leading to the conservatory. The up and over garage door to the front driveway provides easy access and the garage benefits from light and power.

**FRONT GARDEN** The private driveway, with space for several cars, leads to a handy garage providing ample storage.

As you approach the front garden, you'll appreciate the neat lawn and delicate flower borders, creating a welcoming entrance to this well-maintained home. The hedging to the side ensures privacy and seclusion.



**REAR GARDEN** Being in an idyllic location, the garden of this property boasts stunning sea views. The beautifully maintained rear garden, accessed from the conservatory, or from the path at the side of the property, is a true highlight of this home. There is a lawned area adjacent to the conservatory, an ideal spot to enjoy a morning coffee. The attractive steps and path lead to a delightful terraced garden adorned with shrubs, mature planting, and attractive wood railings. The upper garden offers a serene retreat laid to lawn and bordered by mature hedges, and from here you can enjoy the scenic sea views across Southampton water.

**PROPERTY INFORMATION** From the moment you step inside, you will be impressed by its beautiful presentation and excellent condition throughout.

The modern kitchen and bathroom offer the perfect blend of style and functionality, while the lovely conservatory provides a tranquil setting for relaxation. With features such as UPVC double glazing and gas central heating & modern Worcester boiler, this home is not only well maintained but also offers added comfort and energy efficiency. Both bedrooms benefit from built in storage, and the integral garage provides yet more convenient storage space. The attractive rear garden with different aspects and sea views is a real bonus ,council tax band C, EPC Rating D





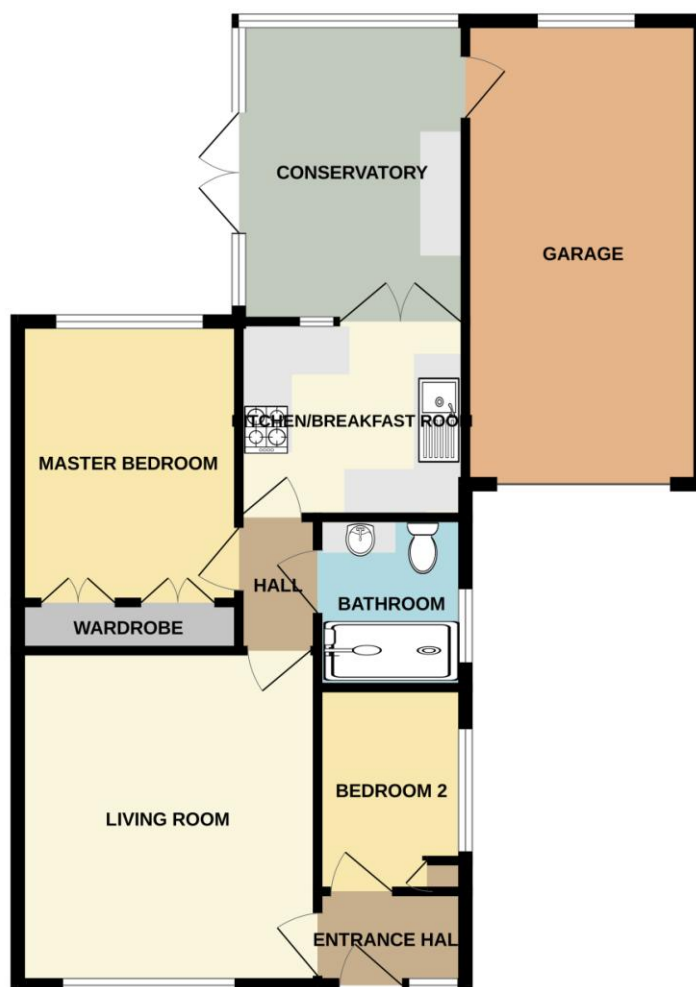
AREA Introducing The Vale - a charming, quiet cul de sac located close to the popular market town of Hythe. Just a short walk away from supermarkets, a post office, and a variety of independent shops and restaurants, this home offers convenience and amenities right at your doorstep.

Families will appreciate the proximity to local schools, while commuters will benefit from good bus routes and transport links. The historic Hythe ferry and pier train provide direct access to Southampton City Centre, making city living easily accessible.

For those who enjoy the great outdoors, The Vale is ideally situated near the local beaches of Lepe and Calshot, as well as being on the edge of the stunning New Forest National Park. This sought after area offers a perfect blend of coastal living and natural beauty.

Don't miss out on the opportunity to view this exceptional property - schedule a viewing today and experience the best of Hythe living at The Vale.

## 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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Hotspur House  
Prospect Place  
Hythe  
Southampton  
Hampshire  
SO45 6AU

[www.hytheandwaterside.com](http://www.hytheandwaterside.com)  
[darren@hytheandwaterside.com](mailto:darren@hytheandwaterside.com)  
0238 0845 434

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