



7 Prospect Place Hythe, SO45 6AT

- *** GUIDE PRICE BETWEEN
- £500,000 TO £520,000 ***
- GRADE 2 LISTED
- 3 BEDROOMS
- VILLAGE CENTRE
- UNIQUE OPPORTUNITY
- PRIVATE GARDEN AND PARKING
- WATERFRONT COTTAGE
- 1 BATHROOM AND ADDITIONAL WC
- MUST SEE TO APPRECIATE

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A little gem right in the centre of Hythe village and just a few meters from the water, this early 19th century end-terrace property offers a perfect blend of character, comfort and convenience. Based in the village it is just a short walk to Hythe's shops and amenities and is situated overlooking the green and Southampton waters.

This delightful home has two cosy reception rooms with some beautiful original features. You enter the property in to the living room, which has a fabulous bay window letting in ample light, looking out over the water. This amazing feature is complimented by an open fireplace and some gorgeous original beams that give this room a cosy cottage feel. This is continued in to the dining room which also features an open fire place and beams. The oak flooring adds to the warmth and the character of the property.

The kitchen is a spacious room with a vaulted glass ceiling and double doors that open out on to a beautiful courtyard, creating a light and airy feel. This is contrasted by the beautiful traditional kitchen units, farmhouse sink and AGA Range cooker, continuing that charming cottage style.

The upstairs is just as charming and cosy as the downstairs with neutral decor, wood doors and finishes in the three bedrooms and an upstairs cloak room. The main bedroom features another bay window with stunning views of the Southampton waters.

The house also complies an idyllic, enclosed private back garden for warm summer days and the sunny winter days, and there is a carport for private parking with a room that can be used as an office, storage or other purposes.

This end-terrace property is a wonderful

Lounge

13'10" x 13'1"

Hardwood timber front door opening into the lounge, with open fire, ceiling beams and bay window overlooking the green and Southampton water, Radiator and door through to dining room.

Dining Room

13'8" x 13'1"

Open fire place, oak flooring, staircase that leads up to the first floor. A window to the side provides plenty of light. Archway leading into the kitchen. Radiator.

Kitchen / Breakfast Room

13'6" x 13'1"

Well lit kitchen / breakfast room with vaulted glass ceiling, with additional window to the side and also double doors which open out onto the courtyard patio. The kitchen consists of traditional cream shaker style units with space for all appliances. Doorway through to shower room.

Bathroom

Positioned on the ground floor at the rear of the property, this shower room has a window to side aspect, tiled walls, single shower cubical, WC, sink.

Landing

The stairs and landing has carpeted flooring with doors to all rooms and a loft hatch which provides access to the loft space.

Bedroom 1

13'10" x 13'1"

Double bedroom with a view out over Southampton water. The room benefits two fitted wardrobes, carpeted flooring and radiator.

Bedroom 2

13'7" x 7'9"

The second bedroom has a pleasant view out over the back garden. Built-in cupboard and boiler location plus carpeted flooring and radiator.



Bedroom 3

12'5" x 5'10"

Ample space as either an office or a single bedroom. Window to side, carpeted flooring and radiator.

W/C

Though the main bathroom is located downstairs the first floor has it's own w/c off the landing. With a w/c and hand wash basin.

Rear Garden

Lovely and generous back garden. All fenced in for privacy and safety. Well kept and loved garden with various seating areas, lots of flowers and mature shrubs.

Parking

Spacious 1 car carport with additional space for storage.

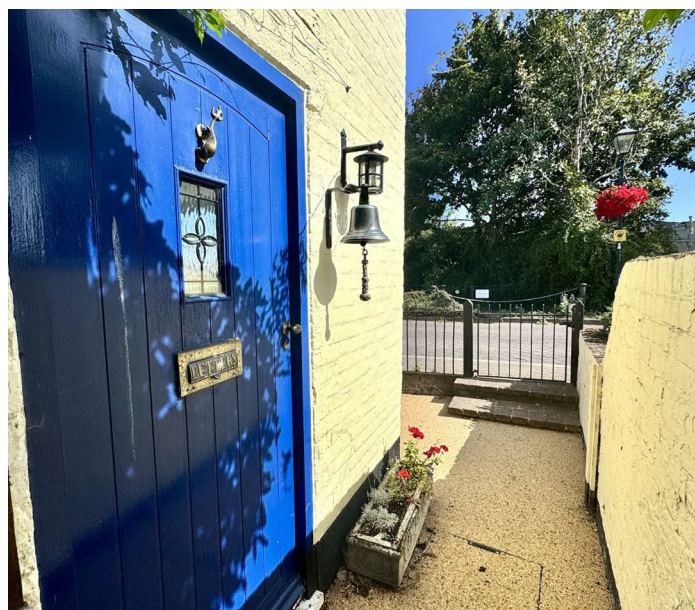




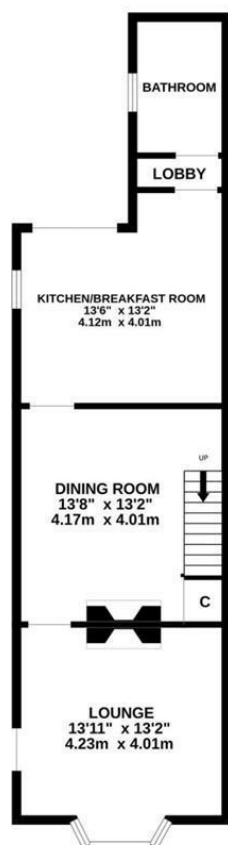
Local Authority **NFDC**
Council Tax Band **D**
EPC Rating



GROUND FLOOR
561 sq. ft. (52.1 sq.m.) approx.



1ST FLOOR
417 sq. ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 978 sq. ft. (90.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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