



Jones Lane

Hythe, Southampton

- TOP FLOOR TWO BEDROOM APARTMENT
- LOUNGE/ DINER
- KITCHEN
- TWO DOUBLE BEDROOMS EN-SUITE TO MASTER

Asking Price Of - £235,000

EPC Rating

TBC





Property Description

LOCATION The Watermark enjoys an enviable location, just a short walk from the popular market town of Hythe, where residents can enjoy a range of everyday amenities including supermarkets, a post office, independent shops, cafés and restaurants.

Excellent local transport links are close by, with regular bus services to Southampton and beyond. This makes the location particularly convenient for commuters, shopping trips and enjoying everything Southampton has to offer.

Hythe itself is a delightful waterside community, offering a charming waterfront promenade, local parks and a friendly village atmosphere. The area provides an excellent balance of convenience, leisure and outdoor space, making it an appealing place to live for



people of all ages.

For those who enjoy the outdoors, the New Forest National Park, together with the popular beaches at Lepe and Calshot, are all within easy driving distance, providing an abundance of opportunities for walking, cycling, sailing and enjoying the beautiful surrounding countryside and coastline.

ENTRANCE HALL Welcoming entrance hall with a wooden front door, light brown fitted carpet and two good-sized storage cupboards. Further features include a radiator, entry phone/intercom system and access to all rooms. Loft access is also provided.

LOUNGE 13' 9" x 11' 2" (4.19m x 3.4m) Bright and spacious living room featuring a front-aspect UPVC double-glazed door opening onto the front balcony, complemented by two UPVC side windows. Further benefits include an additional side-aspect UPVC double-glazed window, light brown fitted carpeting and two radiators. Door leading through to the kitchen.

KITCHEN 8' x 7' 6" (2.44m x 2.29m) Well-appointed kitchen featuring a front-aspect UPVC double-glazed window providing plenty of natural light. Fitted with a range of oak-effect floor and wall-mounted cupboards, complemented by black laminate work surfaces and a stainless steel sink unit. Integrated appliances include a Zanussi electric oven and hob with extractor, built-in fridge/freezer and Zanussi washing machine. Finished with attractive beige tiled-effect vinyl flooring. A solid oak part-glazed door leads through to the lounge.

BEDROOM ONE 17' 8" x 9' 2" (5.38m x 2.79m) Generously sized principal bedroom with a side-aspect UPVC double-glazed window providing plenty of natural light. The room benefits from beige fitted carpeting, a built-in mirrored wardrobe and a useful boiler cupboard housing a Glow-worm combination boiler. Door leading through to the en-suite bathroom.

BEDROOM TWO 14' 5" x 6' 8" (4.39m x 2.03m) A bright and well-presented second bedroom featuring a side-aspect UPVC double-glazed window, providing natural light, beige fitted carpeting and a radiator.

ENSUITE 5' 7" x 5' 3" (1.7m x 1.6m) Modern en-suite bathroom featuring a shower enclosure with Mira electric shower, WC and wash hand basin. Finished with charcoal anti-slip flooring and complemented by a vanity mirror. Further benefits include an extractor fan and radiator.



BATHROOM 7' 2" x 6' 0" (2.18m x 1.83m) Well-presented bathroom fitted with a white suite comprising panelled bath, WC and wash hand basin with vanity mirror above. Finished with attractive white wall tiling and charcoal anti-slip flooring. Additional features include an extractor fan and heated radiator.

OUTSIDE THE PROPERTY The Watermark is a well-maintained apartment development offering a range of convenient communal facilities. Residents benefit from a large communal bike store and workshop area, together with a dedicated bin store.



The apartment also benefits from one allocated private off-road parking space, with four visitor parking spaces available for guests.

The well-presented communal entrance hall provides access to all floors via a carpeted staircase and dedicated passenger lift. There are two main entrance doors, with an intercom entry system providing additional security and peace of mind.

A well-maintained and conveniently located development, ideal for those seeking comfortable and easy-maintenance apartment living.



PROPERTY INFORMATION The highly sought-after Watermark apartment development is privately owned and enjoys an excellent location, offering a warm and welcoming atmosphere. The building is managed to a high standard, with a service charge of £1,332.00 for the upcoming tax year and a ground rent of just £250 per annum.

The apartment benefits from low monthly utility costs, with Council Tax Band B and current single occupancy charges of approximately £98 per month.

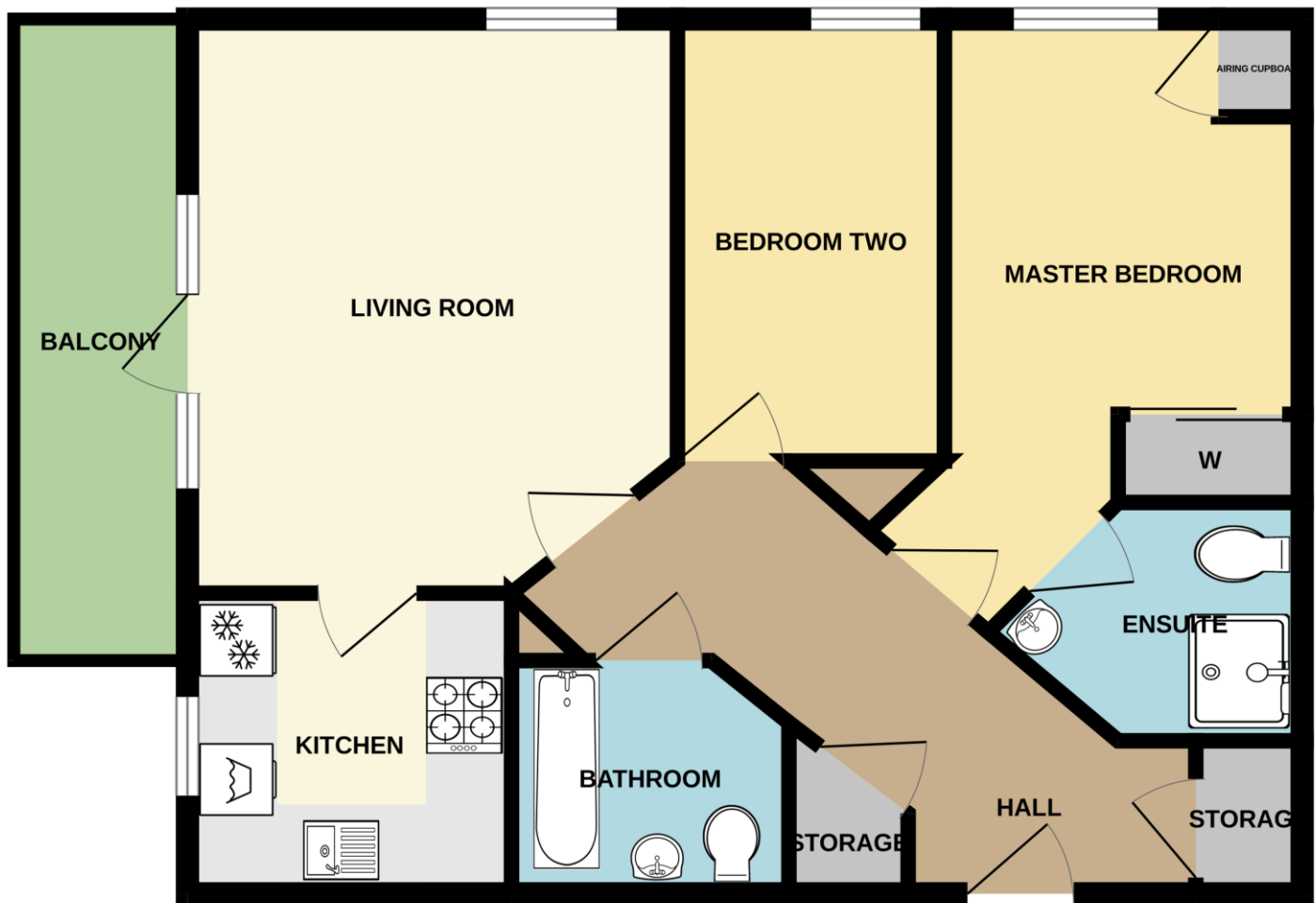
Designed with accessibility in mind, the apartment features disability-friendly light switches and power sockets, together with full UPVC double glazing and gas central heating, helping to provide a comfortable and energy-efficient home.

This attractive apartment would make an ideal first-time purchase, retirement home or investment opportunity, offering low-maintenance living in a well-managed and desirable development.





GROUND FLOOR
625 sq.ft. (58.0 sq.m.) approx.



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TOTAL FLOOR AREA : 625 sq.ft. (58.0 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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