



Langdown Lawn

Hythe, Southampton

- One Bedroom Apartment
- No Forward Chain
- Over 55's Development
- Spacious Living Room

Asking Price Of - £85,000

EPC Rating

TBC





Property Description

LOCATION Discover effortless retirement living in this charming over 55s property, ideally situated just a short stroll from the heart of Hythe Village. Tucked away from the main road, this well-maintained residence forms part of a highly sought-after complex designed for comfort, security, and peace of mind.

Surrounded by beautifully landscaped, mature gardens, the property offers tranquil views and the soothing ambience of established greenery. The appealing approach features a welcoming driveway and a scenic path that leads you directly to a secure entrance, where a spotless communal hall awaits.

Enjoy an array of thoughtfully planned shared amenities including a friendly warden's office to offer guidance and support to residents. The elegant



communal lounge provides an inviting space for relaxing with neighbours and taking part in a variety of activities; perfect for building new friendships or simply unwinding with a book.

Accessibility is at the forefront of this development, with both stairs and lifts ensuring all floors are within easy reach, catering to a range of mobility requirements. Throughout the grounds, discover private, picturesque seating areas ideal for soaking up the peaceful surroundings or enjoying your morning coffee in the company of nature. With ample resident and guest parking on offer, visitors are always welcomed with ease.



Situated within just a few minutes' walk from Hythe Village, the property places local conveniences on your doorstep – from a diverse array of shops and delightful cafés, to supermarkets, healthcare facilities, and essential transport links connecting you effortlessly to surrounding areas. The vibrant village life is complemented by easy access to public transport, keeping you seamlessly connected with nearby towns, coastal walks, and daily amenities.

Don't miss this rare opportunity to secure a beautifully presented home in an outstanding over 55s community. Arrange your viewing today and discover the ideal environment for stress-free and sociable living.



HALLWAY Entrance hall, elegantly fitted with a handsome wooden front door, beige carpet and Enjoy the convenience of a double-door storage cupboard, ideal for coats and shoes, while the integrated intercom system offers secure access and peace of mind. Every room can be reached effortlessly from this central hallway, promising elegant flow and accessibility throughout.



LOUNGE/DINER 17' 3" x 10' 4" (5.26m x 3.15m) Well-appointed lounge, this delightful property features a bright front-aspect double glazed window, enhancing natural light throughout the space. The beige carpeting underfoot creates a cosy ambience that's perfect for relaxation or entertaining guests. Comfort is assured with an efficient electric storage heater, and there is a graceful archway leading directly into the kitchen, promoting a sociable and practical flow.



KITCHEN 7' 2" x 5' 6" (2.18m x 1.68m) Kitchen designed for both practicality and style, featuring contemporary charcoal vinyl flooring and crisp white cabinetry that offers ample storage. The workspace is finished with a sleek laminate charcoal worktop and a stainless steel sink unit, complemented by on-trend grey splashback tiles. Adjacent is designated space for a cooker, tailored to suit your culinary needs.

BEDROOM 10' 10" x 8' 8" (3.3m x 2.64m) Step into this inviting double bedroom, offering both comfort and functionality in a well-maintained setting. The room is enhanced by a front aspect double glazed window that fills the space with natural light, complemented by a beige carpet underfoot. Ample storage is provided through a built-in mirrored wardrobe, maximising space and reflecting light throughout the room, while a storage heater ensures year-round warmth and comfort.

BATHROOM Presenting a thoughtfully designed bathroom, combining practicality with modern style. Light grey wall tiles and complimentary charcoal vinyl flooring create a fresh, contemporary look. The bathroom features a convenient walk-in shower cubicle, equipped with an electric shower, sturdy hand rails, and a comfortable shower seat-perfect for both relaxation and accessibility. A white fitted sink and WC unit are seamlessly built into a handy storage cupboard, with a matching vanity wall unit and an additional free-standing storage solution, maximising space and ensuring a clutter-free environment.

COMMUNAL LAUNDRY ROOM Residents benefit from access to a spacious communal laundry room, which offers an impressive variety of washing machines and dryers-making day-to-day chores both effortless and efficient.

COMMUNAL LOUNGE Residents benefit from an inviting communal lounge, designed as a welcoming space to relax and socialise with neighbours. This shared area is perfect for entertaining family and friends, hosting get-togethers, or enjoying a quiet evening in a sociable atmosphere.

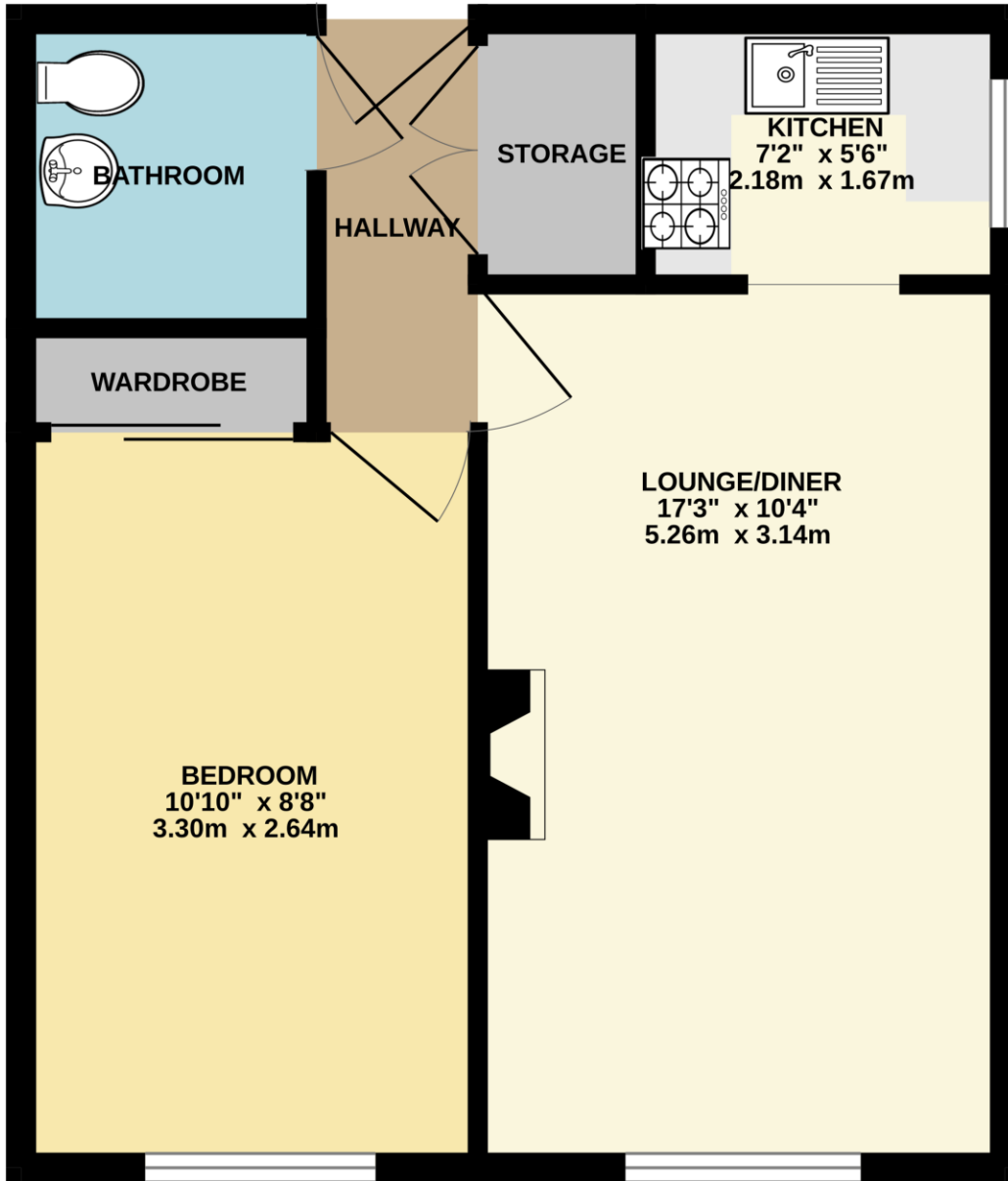
COMMUNAL GARDEN The property offers access to beautifully kept communal gardens designed for relaxation and leisure. Mature shrubs, vibrant floral borders, and a spacious grassed area create an inviting environment suited to gatherings, peaceful afternoons, or simply unwinding with a good book. Residents can take advantage of comfortable seating thoughtfully situated within the gardens, creating a true sense of community.

ADDITIONAL INFO AND CHARGES This well-maintained property offers comfortable modern living with the peace of mind that comes from dedicated building management. The development is overseen by Napier Property Management, ensuring communal areas and surroundings are kept to a high standard. An annual service and maintenance charge of £2481.00, conveniently payable by monthly instalments, contributes towards this special care.

The property presents an ideal opportunity for those seeking a secure long-term investment, with approximately 59 years remaining on the lease. Generous proportions and a practical layout combine to create a welcoming atmosphere within the home, ideal for individuals, couples, or small families. EPC rating TBC

The property is in need of some re-modernisation and priced accordingly.

GROUND FLOOR



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

