



20 Elgin Close
Hythe, Southampton

- NO FORWARD CHAIN
- THREE GOOD SIZED BEDROOMS
- OPEN PLAN SITTING DINING ROOM
- MODERN KITCHEN

Asking Price Of - £395,000

EPC Rating

D





Property Description

LOCATION Nestled in the tranquil surroundings of Hythe, this delightful property enjoys a prime position on Elgin Close. Set within a peaceful residential area, it offers the perfect setting for those seeking a calm lifestyle while remaining connected to the best of local amenities. Just a short stroll away, residents will find the characterful charm of Hythe village, boasting a host of independent shops, inviting cafés, and daily conveniences. Families will appreciate the proximity to well-regarded local schools, while the nearby shops ensure that everything you need is close at hand. The area is renowned for its relaxing walks and community spirit, providing an ideal environment for those wishing to combine the pleasures of village living with easy urban access.



PORCH 6' 62" x 6' 27" (3.4m x 2.51m) A spacious porch, creating a marvellous first impression. The porch features a sturdy UPVC glazed front door that opens up to tastefully designed interiors. Expansive front and side aspect UPVC double glazed windows bathe the space in natural light, perfectly complemented by fine beige ceramic floor tiles underfoot. Comfort is assured all year round thanks to an efficient electric storage heater, making this an inviting retreat.



ENTRANCE HALL Entrance hall accessed via a stylish UPVC front door adorned with half-glazed patterned glass, allowing plenty of natural light. Complemented by elegant oak laminate flooring and a modern radiator, the hall offers direct access to a thoughtfully designed sitting and dining room via a well-positioned staircase.

SITTING/DINING ROOM 23' 47" x 13' 37" (8.2m x 4.9m) A spacious L-shaped sitting and dining room, adorned with a tasteful grey carpet and flooded with natural light from a charming front aspect bay effect UPVC double glazed window. The tastefully appointed living area features a striking fireplace with a gas fire, creating a welcoming focal point and a cosy setting for relaxation. Under stairs storage ensures a clutter-free environment, whilst the room seamlessly opens to the dining space featuring patio doors that invite the outdoors in-perfect for entertaining guests or enjoying morning coffees overlooking the enclosed garden. The thoughtfully designed living area is warmed by three radiators, ensuring comfort all year round.



KITCHEN 10' 69" x 9' 54" (4.8m x 4.11m) A contemporary kitchen that effortlessly blends style and practicality. Comfortably arranged, the kitchen boasts cream floor and wall cabinetry, complimented by rich oak effect worktops. Polished beige ceramic floor tiles lend a sophisticated air, while a rear aspect double-glazed window fills the room with natural light-ideal for culinary creativity.

Cook with ease using quality integrated appliances, including a sleek Bosch double oven, electric hob, and built-in dishwasher and fridge freezer. A smart stainless steel sink offers both functionality and a sharp, modern edge.



FAMILY ROOM 14' 12" x 7' 52" (4.57m x 3.45m) Step into the generous family room, flooded with natural light from both a rear-aspect UPVC double-glazed window and an additional side window. A half-glazed UPVC door provides seamless access to the private rear garden-ideal for both entertaining and family gatherings.

CLOAKROOM 4' 77" x 4' 64" (3.18m x 2.84m) From the inviting family room, step through to find a well-proportioned cloakroom complete with WC and basin-perfect for both guests and everyday convenience. Handy storage solutions abound, with additional cupboards thoughtfully placed to cater for busy family life and keep belongings neatly out of



sight.

LANDING Spacious landing, soft blue carpet creates an immediate sense of homeliness, while a handy storage cupboard provides convenient space for stowing away everyday essentials. The area is bright and airy, thanks to a contemporary UPVC window enjoying a delightful side aspect-perfect for letting in plenty of natural light. Pristine white wooden banisters add a touch of elegance and timeless charm to the staircase, while loft access ensures plenty of additional storage options above.

BEDROOM ONE 11' 56" x 11' 11" (4.78m x 3.63m) Well-appointed bedroom, perfectly suited for those seeking comfort and style. This generous space boasts a bright front aspect, thanks to a large UPVC double-glazed low-level window, inviting natural light to cascade throughout the room all day long. The tasteful beige carpet provides a soft, homely touch underfoot, while a modern radiator ensures warmth and cosiness year-round.

BEDROOM TWO 12' 45" x 11' 10" (4.8m x 3.61m) A generously proportioned second bedroom, this residence promises both comfort and style to meet a variety of lifestyle needs. Light flows in beautifully through a rear aspect UPVC double glazed low level window, ensuring a bright and welcoming atmosphere throughout the day. The neat beige carpeting provides a reassuringly soft touch underfoot while the fitted radiator keeps the space cosy during cooler months, making it an ideal retreat for relaxation or productivity.

BEDROOM THREE 8' 21" x 7' 50" (2.97m x 3.4m) This charming three-bedroom home combines comfort with practicality, ideal for family living or first-time buyers. Step into the inviting third bedroom, enjoying abundant natural light from the UPVC double-glazed low level window. Warm grey tones and a well-placed radiator create a cosy retreat year-round-perfect for restful nights or a comfortable workspace. Handy storage cupboard ensures clutter-free living and utilises every inch of space efficiently.

BATHROOM 8' 43" x 5' 55" (3.53m x 2.92m) A contemporary bathroom designed with relaxation in mind. Generously lit by rear and side aspect obscured double glazed windows, the space feels open and private, creating an inviting sanctuary after a long day. Black ceramic floor tiles complement crisp white wall tiles surrounding a luxurious bath equipped with a Mira shower and sleek glass shower screen.

Refinement continues with a large pedestal basin and WC, while practicality is enhanced by a radiator, heated towel rail, and mirrored vanity cabinet-perfect for storing essentials with ease. Every element has been carefully selected to harmonise comfort, elegance, and functionality.



REAR GARDEN Impressive rear garden, which is designed for easy living and relaxed entertaining. To the far end of the home, patio doors from the dining room lead you gracefully onto a charming patio area, ideal for al fresco dining or simply enjoying the outdoors. There is also access from the family room via a single door, allowing seamless movement between the interior and exterior spaces. From there, a few gentle steps guide you down to an additional patio and a useful garden shed; practical for storage or a summer hobby.

The garden itself makes the most of its south-facing aspect, ensuring sunlight throughout the day. Thoughtfully landscaped, it is bordered by established shrubs and small trees, which create a sense of tranquillity and privacy - perfect for children, relaxing with a book, or socialising with friends.

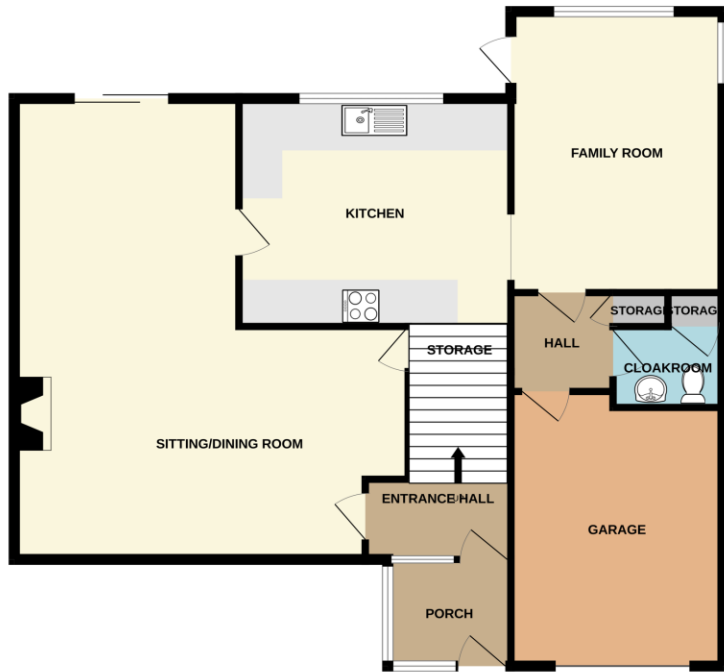
FRONT DRIVE Well-appointed frontage. To the right, a smartly block-paved driveway provides convenient parking for two vehicles and allows easy access to a secure garage - ideal for families or car enthusiasts. On the left, a low-maintenance shingled area not only complements the overall aesthetic of the home but also enhances curb appeal.

GARAGE 15' 12" x 7' 95" (4.88m x 4.55m) A spacious garage with not only secure parking but also additional versatile benefits. The garage offers dedicated utility facilities, complete with plumbing for a washing machine and generous space for a tumble dryer, ensuring household chores are handled with ease. A reliable Glow Worm combi boiler provides efficient and consistent heating throughout the property, while a robust garage door ensures peace of mind.

ADDITIONAL INFORMATION No onward chain, ensuring a smooth and swift transition for its next owners. Set within a popular residential area, the home is perfectly positioned to take advantage of local amenities, including excellent schools, charming green spaces, and a variety of independent shops and cafés. The property also benefits from exceptional transport links, providing easy access into the town centre and beyond.

Brimming with potential, this wonderfully presented home falls within Council Tax Band C and boasts an EPC Rating of Band D-making it an attractive proposition for families and professionals alike. Residents will enjoy proximity to scenic parks, leisure facilities such as local gyms and swimming pools, and vibrant community hubs that cater to every need. For those who commute, major roadways and accessible public transport are within close reach, connecting seamlessly to the wider region.

GROUND FLOOR
1081 sq.ft. (100.4 sq.m.) approx.



1ST FLOOR
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 1734 sq.ft. (161.1 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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