



6 Hollybank Road

Hythe, Southampton

- BEAUTIFUL TWO BED MODERN BUNGALOW TO RENT
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN
- LIVING ROOM

Asking Price Of - £435,000

EPC Rating

F





Property Description

LOCATION

At the foot of Hollybank, this stunning modern two-bedroom detached bungalow offers an exceptional opportunity for anyone seeking a contemporary home within easy reach of sought-after amenities. Tastefully presented throughout, the property exudes comfort and style, presenting flexible accommodation ideal for both downsizers and small families alike.

Discover light-filled rooms complemented by modern fixtures, all thoughtfully designed for practical day-to-day living. The spacious lounge provides an inviting space to relax or entertain, while the well-equipped kitchen is perfectly placed for hosting family meals. Both bedrooms are generous, offering ample storage and a restful retreat after a long day, with each featuring picture windows that welcome in plenty of natural light. Outside, the property is surrounded by picturesque grounds, offering private spaces for enjoying a morning coffee or hosting summer gatherings.

Perfectly situated just a short and pleasant walk from the heart of Hythe village, you'll find an array of charming independent shops, cafés, and restaurants to explore. The nearby waterfront promises



scenic strolls and leafy walks, and excellent transport links provide quick access to Southampton and the New Forest, opening up a world of lifestyle options.

ENTRANCE HALL

Entrance hall, perfectly set behind a stylish UPVC part-glazed front door. Upon entering, residents are welcomed by a modern grey carpet that runs throughout, creating a cohesive and contemporary feel underfoot. Every room is accessed through stunning solid oak doors, showcasing a thoughtful design that blend durability with traditional aesthetic touches. A convenient storage cupboard just off the hallway adds valuable space-ideal for keeping everyday essentials neatly organised.

MASTER BEDROOM 13' 2" x 11' 4" (4.01m x 3.45m)

This beautifully presented master bedroom blends exceptional comfort with contemporary style. The spacious room is flooded with natural light from a striking front aspect double glazed bay window, elegantly dressed with quality wooden blinds. Modern grey carpet underfoot complements the crisp white walls, while the oak door adds a touch of timeless sophistication.

Additional features include a side aspect window, inviting more daylight to every corner, and well-appointed built-in wardrobes providing generous storage without compromise on floor space.

BEDROOM TWO 10' 9" x 9' 7" (3.28m x 2.92m)

Presenting a beautifully appointed second bedroom, thoughtfully designed with comfort and style in mind. Enjoy abundant natural light through the large, front-aspect double glazed window, elegantly complemented by modern wooden blinds. The space is enhanced by a plush grey carpet that adds a cosy touch underfoot, while the built-in wardrobe provides ample storage, keeping the room neat and organised. A contemporary radiator ensures warmth throughout the cooler months.

BATHROOM 6' 8" x 5' 5" (2.03m x 1.65m)

A particular highlight is its recently refitted bathroom, featuring a stylish rear aspect obscure UPVC double glazed window that grants added privacy and a soothing flow of natural light. Sleek grey slate tiled flooring complements immaculate white and grey wall tiling, all finished to an exceptional standard.

Begin your morning routine with ease in the exquisite walk-in shower, equipped with a mains-operated shower system for a revitalising experience. The elegant new white W.C. and basin offer both practicality and style, complete with smart storage options for easy organisation. A chrome heated towel rail, mirrored vanity cabinet, and efficient extractor fan add thoughtful touches, fusing contemporary style with everyday comfort.



KITCHEN 11' 7" x 9' 7" (3.53m x 2.92m)

This inviting property features a beautifully appointed kitchen, thoughtfully designed with a full range of high-quality amenities. The contemporary kitchen boasts white floor and wall-mounted cupboards set against sleek black composite worktops, offering a striking contrast that enhances both style and functionality. Enjoy cooking with a full suite of built-in Bosch appliances, including an electric oven and induction hob, extractor fan, fridge freezer, and dishwasher. A ceramic white sink unit with a food insinkerator and grey wood-effect laminate flooring add a touch of sophistication, while an abundance of storage ensures a clutter-free space. There is also specified space for both a washing machine and tumble dryer, making household chores a breeze.

Natural light pours in through a rear aspect UPVC double-glazed window, fitted with wooden blinds for privacy and an appealing finish. A side UPVC half-glazed door offers seamless access into the garden, perfect for both relaxation and entertaining outdoors.

DINING AREA 9' 8" x 8' 4" (2.95m x 2.54m)

Dining area, complemented by a contemporary grey carpet and a modern radiator, sets the perfect scene for gatherings with family and friends. A large UPVC double glazed window along the side aspect allows natural light to flood in, creating an airy and welcoming atmosphere.

The dining area seamlessly opens up to a generous living room, offering flexibility for everyday living as well as entertaining. With thoughtful details throughout, this residence truly exudes warmth and an inviting charm.

LIVING ROOM 16' 4" x 8' 4" (4.98m x 2.54m)

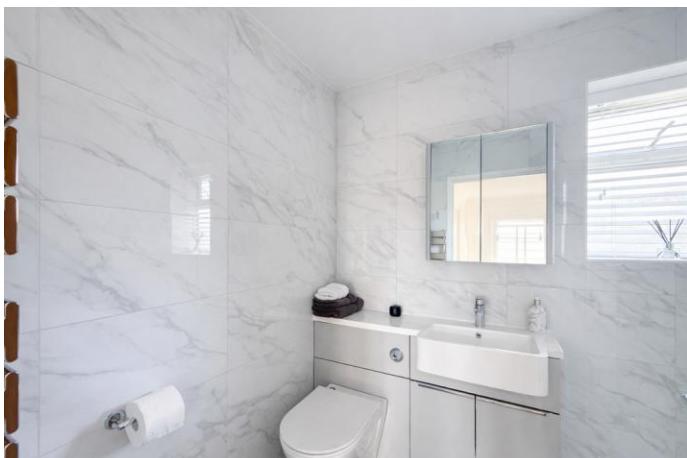
Step into the generously sized living room, bathed in natural light from a side aspect UPVC double-glazed window, beautifully finished with stylish wooden blinds. The plush grey carpet lends a touch of contemporary comfort, complemented by an elegant marble fireplace with a modern electric fire—an inviting focal point perfect for cosy evenings. Double doors open seamlessly to a bright conservatory, providing a seamless transition to additional living space ideal for relaxing or entertaining.

CONSERVATORY 12' 9" x 9' 2" (3.89m x 2.79m)

The heart of the property is its expansive conservatory, featuring UPVC double-glazed windows that bathe the room in natural light while offering panoramic views across beautifully maintained gardens. Tastefully finished with stylish grey laminate flooring, the conservatory is perfect for relaxing afternoons or entertaining guests. Elegant patio doors effortlessly flow from indoors to out, giving direct access onto a sun-trap patio area—ideal for summer gatherings or tranquil morning coffees surrounded by thoughtfully landscaped greenery.

SUMMERHOUSE 9' 2" x 8' 9" (2.79m x 2.67m)

A fantastic wooden summer house as one of its stand-out features, perfect for al fresco dining, entertaining guests, or embracing peace and quiet in your private garden haven. Generous in size, the main accommodation offers abundant living space, well-proportioned rooms, and scope for personalisation.





REAR GARDEN

This delightful home offers an impressive rear garden ideally suited for family life and entertaining. The substantial outdoor space boasts a generous patio area-perfect for al fresco dining and summer gatherings-with a series of steps ascending to a spacious, well-kept lawn. The highlight is the charming summer house, creating the ideal retreat for relaxation or creative pursuits.

The garden enjoys excellent sun exposure throughout the day, ensuring bright surroundings and a cheerful setting. Privacy is assured by secure, well-maintained enclosures, while thoughtful additions such as front access, outdoor tap, and convenient electric points enhance the overall functionality and make this an entertainer's dream.

FRONT GARDEN

Nestled behind a charming small wall, this appealing home welcomes you with a decorative stoned feature to the left and an impressive brick-paved driveway to the right. There is ample parking for several vehicles, making access and convenience a priority. The landscaped front garden adds curb appeal, while secure side gates provide straightforward access to the private rear of the property.

ADDITIONAL INFORMATION

Offering a fantastic opportunity to purchase a very modern detached bungalow in a sought-after location, this contemporary residence has been beautifully updated throughout and is sure to impress even the most discerning buyer. Presented in immaculate condition, every aspect of the property demonstrates impeccable standards, both in terms of fixtures and finish. Set in a peaceful and popular area, the bungalow benefits from a proud position offering privacy and convenience.

Within a short stroll, you'll find well-regarded local amenities, including charming coffee shops, reputable schools, and convenient supermarkets. For those who enjoy outdoor pursuits, there are verdant parks and scenic walking trails nearby, ideal for leisurely weekends with family or friends. Excellent transport links put the town centre, railway station, and all main road networks right at your fingertips, ensuring that commuting and travel couldn't be simpler.

Situated in Council Tax Band B, the property combines style and practicality, making it suitable for professionals, downsizers, or anyone seeking low-maintenance contemporary living in one of the area's most delightful locations. The home truly needs to be seen to be fully appreciated.

We warmly invite you to schedule a viewing of this outstanding bungalow-your next chapter begins here.



GROUND FLOOR
1010 sq.ft. (93.9 sq.m.) approx.



Hotspur House
Prospect Place
Hythe
Southampton
Hampshire
SO45 6AU

www.hytheandwaterside.com
darren@hytheandwaterside.com
0238 0845 434

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

