



## High Street

Hythe, Southampton

- NO FORWARD CHAIN
- A Characterful residence dating back to the mid-1800s
- Spectacular Sea Views
- Three Bedrooms Two with En-suite Rest Rooms

**Offers In Excess Of - £420,000**

**EPC Rating**

TBC





## Property Description

**LOCATION** Rarely does an opportunity arise to enjoy coastal living quite like this. Positioned directly on the historic Promenade in Hythe, Southampton, this property enjoys exceptional, uninterrupted views over Southampton Water-a truly spectacular aspect to wake up to daily.

Step outside and savour the vibrant heart of Hythe village. Everything you could need is mere moments away, from charming independent shops and welcoming cafes to a wealth of restaurants all on your doorstep. This property offers direct access to the tranquil seafront, providing leisurely walks along the water's edge or opportunities to sit and watch the ships glide by.

Transport connections are excellent,. For those yearning for outdoor adventure or a tranquil countryside escape, the magnificent expanses of The New Forest National Park are just a short drive away. Explore idyllic forest trails, encounter local wildlife, or enjoy traditional country pubs-the perfect counterpoint to serene coastal living.



Whether drawn to the panoramic sea views, vibrant local community, or the proximity to natural splendour, this unique property promises an exceptional way of life. Arrange a viewing today to truly appreciate all it has to offer.

**ENTRANCE HALL** Step through the attractive wooden, half-glazed front door and be greeted by a spacious, well-presented entrance hall. New grey carpets set a stylish contemporary tone, complemented by a brushed welcome mat and cleverly designed radiator cover. This sizeable hall provides a warm and practical introduction to the home, with an alarm system for added peace of mind and generous under-stair storage – ideal for family life or keeping clutter nicely tucked away. Doors radiate off the hallway, offering convenient access to every part of the ground floor.



**LOUNGE** 13' 65" x 11' 62" (5.61m x 4.93m) Spacious lounge filled with natural light, thanks to a charming front aspect UPVC double glazed sash window. The room is further enhanced by a newly fitted grey carpet and features an original fireplace, adding character and warmth. Thoughtful details include two radiators with stylish covers and an internal wall window designed to maximise brightness throughout the living space. The lounge seamlessly connects to a dining room, perfect for entertaining guests or unwinding with family.

This delightful home presents exceptional views over Southampton Water, making every day a pleasure with scenery that stretches out towards the river and



**DINING ROOM** 11' 96" x 8' 94" (5.79m x 4.83m) The inviting dining room is finished with newly fitted grey carpets, complementing the timeless elegance of the space. French doors in the rear lead you through to a bright and airy sun room-an ideal setting for morning coffee or relaxing with a good book.

Classic elements are preserved, including the original Beetonette Victorian stove, offering a touch of traditional charm, while thoughtful built-in storage provides practical solutions for modern living.



**KITCHEN** 14' 87" x 6' 75" (6.48m x 3.73m) The inviting kitchen stands out with a side aspect UPVC double glazed window bathing the space in natural light. Creamy ceramic floor tiles complement the rich oak floor and thoughtfully designed wall-mounted cupboards. Stylish beige laminated worktops and an elegant ceramic sink create a welcoming backdrop for culinary creativity, while a coloured splashback adds a contemporary touch.

This fully equipped kitchen features a built-in oven, gas hob with an efficient extractor, integrated fridge freezer, and washing machine-catering for all modern lifestyle requirements. Practical storage solutions abound, including a handy cupboard discreetly housing the boiler, and a UPVC



glazed door that opens to a private courtyard, perfect for relaxing or alfresco dining.

**BATHROOM 5' 92" x 5' 77" (3.86m x 3.48m)** A beautifully appointed bathroom, thoughtfully designed with practicality and relaxation in mind. Sunlight filters through a side aspect obscure UPVC double-glazed window, offering both privacy and a bright atmosphere.

The bathroom's stylish ceramic floor tiles provide an elegant foundation, complemented by crisp white wall tiles that foster a clean and contemporary feel. Enjoy the luxury of a corner shower cubicle complete with a modern mains-pressure shower, ideal for invigorating mornings or relaxing evenings. Additional storage is provided under the sleek sink unit, whilst a chrome heated towel rail adds both warmth and comfort to your daily routine. A quality WC and a well-placed mirror complete this attractive space.



**SUN ROOM 10' 95" x 8' 52" (5.46m x 3.76m)** A spacious sun room that welcomes an abundance of natural light through large UPVC double glazed windows. The impressive double doors open directly onto a inviting courtyard garden-perfect for enjoying morning coffee or unwinding after a busy day. A skylight with a glass window overhead further enhances the covered sun room, creating a wonderfully bright and airy atmosphere. The entire space is finished with on-trend new grey carpeting, offering style and comfort in equal measure.



**BEDROOM THREE 11' 48" x 8' 93" (4.57m x 4.8m)** This beautifully appointed third bedroom is brimming with character and modern comforts. Boasting a large, rear-aspect UPVC double-glazed sash window, the room is bathed in natural light, accentuated by stylish oak wood-effect laminate flooring and an original fireplace-a charming nod to the period features of the home.

Thoughtfully equipped for contemporary living, the bedroom offers built-in wardrobes and drawers, providing ample storage while maintaining a sense of space and order. For added convenience, an en suite W.C. is discreetly incorporated, offering that coveted touch of luxury.

**W.C. 4' 39" x 3' 98" (2.21m x 3.4m)** A stylish ensuite W.C. complemented by a contemporary pedestal sink, perfectly suited for modern day living.



**BEDROOM TWO 16' 79" x 11' 20" (6.88m x 3.86m)** Step into this elegant second bedroom, where charming period features meet modern comfort. Bathed in natural light, thanks to the attractive dual aspect double glazed UPVC sash windows, the room offers breath-taking views over Southampton Water-ideal for those who cherish a picturesque and tranquil outlook. Inside, discover a pristine new grey carpet, beautifully complementing the original feature fireplace, which brings a



sense of character and warmth to the space. Two radiators, thoughtfully enhanced with elegant covers, ensure a cosy environment throughout the seasons.

**BEDROOM ONE 19' 17" x 13' 46" (6.22m x 5.13m)**  
Presenting an exceptional opportunity to acquire a beautifully appointed bedroom within a sought-after property, perfectly situated with spectacular vistas across Southampton Water. This generous bedroom is enhanced by a front UPVC double glazed window and a rear Velux, filling the room with natural light and offering truly remarkable views, both morning and evening.

The bedroom combines comfort and practicality, newly fitted with plush grey carpets and boasting a full wall of built-in wardrobes for ample storage. Enjoy the convenience and privacy of a modern en-suite WC, designed for everyday ease.

**W.C. 5' 71" x 5' 52" (3.33m x 2.84m)** A stylish ensuite W.C. complemented by a contemporary pedestal sink, perfectly suited for modern day living. could also extend to a shower.

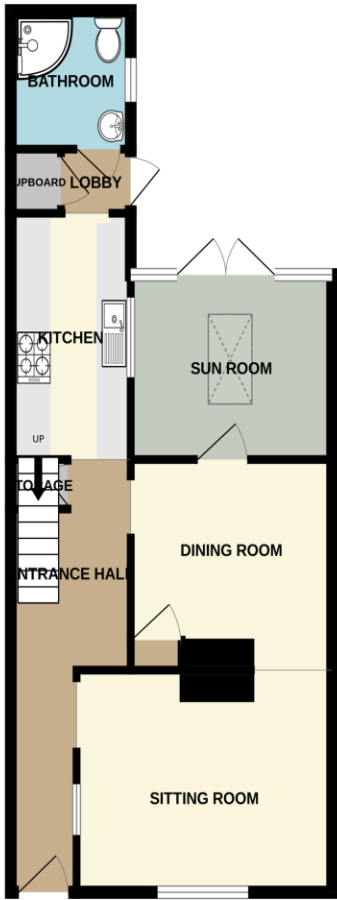
**COURTYARD REAR GARDEN** A delightful enclosed courtyard garden, perfectly designed for relaxing or entertaining with style. Imagine warm summer afternoons spent on the patio, or tending the thoughtfully landscaped slate area brimming with vibrant shrubs and flowers. Enjoy seamless convenience thanks to handy side access and a garden shed-ideal for keeping outdoor equipment or transforming into a hobby space. The garden basks in sunny rays throughout the day, creating an inviting ambience for outdoor living.

**FRONT DRIVE** A spacious front drive with uninterrupted sea views. With parking available for up to three cars, convenience is assured for both residents and visitors. Upon arrival, you're greeted by a well-appointed storm porch, creating a welcoming entrance into this inviting home.

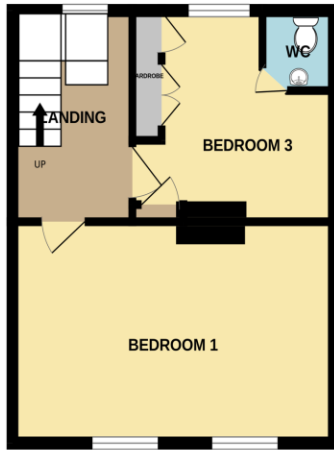
#### ADDITIONAL INFORMATION

This attractive property presents an excellent opportunity for buyers seeking a straightforward move, with **\*\*no forward chain\*\***. Enjoy the advantages of living in a well-regarded neighbourhood, ideal for families and professionals alike. Benefit from a Council Tax Band D and an EPC Rating Band E.

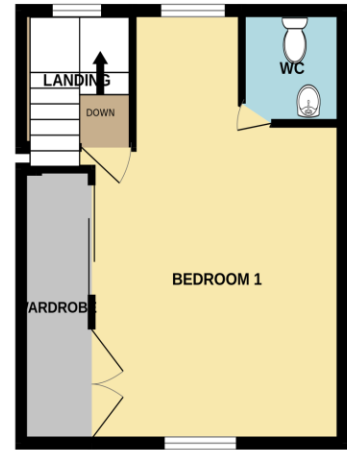
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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