



## 170 Beech Crescent Hythe, SO45 3QD

- NO ONWARD CHAIN
- BEAUTIFUL NEW KITCHEN
- DRIVEWAY PARKING FOR TWO CARS
- MODERN FAMILY BATHROOM
- BRIGHT AND AIRY FEEL
- THREE GENEROUS BEDROOMS
- LARGE REAR GARDEN
- SEMI-DETACHED HOUSE
- GAS CENTRAL HEATING
- POSSIBILITY FOR 4TH BEDROOM

Asking price £290,000 Freehold





### Entrance Hall

The ground floor makes an immediate impression with a welcoming entrance hall, where stairs sweep up to the first floor.

### Lounge / Diner

18'8" x 9'10"

The dual-aspect lounge and dining room delivers an exceptional sense of space and light, with front and rear windows creating an inviting setting for both relaxation and entertaining.



### Kitchen

12'1" 9'10"

The recently upgraded kitchen is a standout feature, offering generous worktop space, a built-in oven, hob and extractor, room for additional appliances, and a stylish breakfast bar. A rear-facing window and direct garden access elevate the appeal, providing an effortless flow between indoor comfort and outdoor enjoyment.

### Study

8'2" x 5'10"

A versatile study or home office enhances the home's flexibility.



### Bedroom 1

13'1" x 9'2"

A generous double bedroom with built-in wardrobe.

### Bedroom 2

9'10" x 9'6"

Second double bedroom with built-in storage cupboard.

### Bedroom 3

8'10" x 6'10"

Third bedroom which comfortably serves as a small double.



### Bathroom

5'10" x 5'6"

Family bathroom with a separate WC.

### Garden

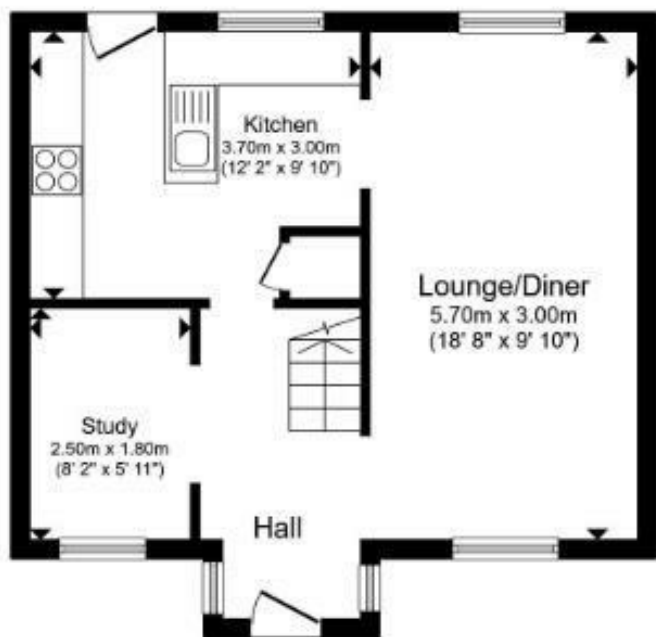
A footpath with gated access allows entry to the rear garden, which is fully enclosed. A generous patio area provides space for outdoor entertaining.

### Driveway Parking

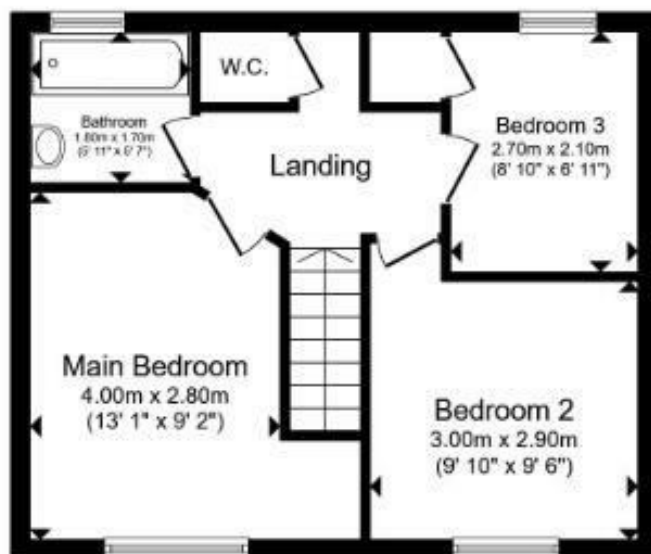
Driveway parking for two vehicles and a dropped kerb.



Local Authority **NFDC**  
Council Tax Band **B**  
EPC Rating **C**



**Ground Floor**



**First Floor**

**Citrine Estates Office**

7 High Street, Hythe, Southampton,  
SO45 6AG

**Contact**

023 81980 023  
christina@citrine-estates.co.uk  
www.citrine-estates.co.uk

Agents Note: Whilst every care has been taken to prepare these 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 accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.