



50 Hollybank Crescent

Hythe, Southampton

- TWO BEDROOM BUNGALOW
- GREAT LOCATION
- LIVING ROOM
- KITCHEN

Asking Price Of - £375,000

EPC Rating

TBC





Property Description

LOCATION The property is ideally situated at the foot of the Hollbank Estate in Hythe, enjoying a convenient and highly sought-after position. The location provides easy access to Hythe village centre, with its range of local shops, cafés and amenities, together with excellent local bus routes.

This popular residential area is well placed for enjoying all that Hythe and the surrounding area have to offer, making this a particularly desirable location.

ENTRANCE HALL 9' 3" x 0' 0" (2.82m x 0m) spacious and welcoming entrance hall accessed via a UPVC front door with matching side window, creating a bright and inviting entrance to the property. The hall features attractive oak-effect laminate flooring, radiator and a useful boiler cupboard housing an ATAG boiler.



The spacious hallway provides access to all principal rooms, together with loft access, offering a practical and well-connected central area to the home.

KITCHEN 10' 3" x 9' 8" (3.12m x 2.95m) A well-appointed fitted kitchen offering a good range of cream-coloured wall and base units, complemented by contrasting work surfaces and tiled splashbacks. The kitchen is fitted with a four-ring gas hob, built-in double oven, stainless steel sink and drainer, with ample worktop and cupboard storage.

There is space and plumbing for a washing machine, together with a dedicated space for a fridge/freezer. A large UPVC double-glazed window provides plenty of natural light, while a UPVC door leads through to the conservatory/utility area, creating a practical connection to the additional accommodation.



LIVING ROOM 12' 3" x 11' 4" (3.73m x 3.45m) A bright and spacious living room offering a comfortable and welcoming reception space. The room features an attractive feature fireplace, TV point and ample space for a range of furniture. UPVC double doors lead directly onto a raised decking area and the rear garden, creating an excellent connection between the indoor and outdoor living spaces. The room is finished with neutral décor and fitted carpet, making it an ideal space for both relaxing and entertaining.



BEDROOM ONE 13' 9" x 10' 3" (4.19m x 3.12m) A spacious and well-presented master bedroom featuring a large UPVC double-glazed window, allowing plenty of natural light into the room. The bedroom benefits from an excellent range of built-in wardrobes, providing generous storage, together with a matching dressing table and mirror.

The room is finished in neutral tones with fitted carpeting and offers ample space for a double bed and additional bedroom furniture, creating a comfortable and practical principal bedroom.



BEDROOM TWO /DINING ROOM 10' 8" x 9' 0" (3.25m x 2.74m) A versatile and well-proportioned second bedroom/dining room, offering excellent flexibility to suit the needs of the new owner. The room benefits from a large UPVC double-glazed window providing plenty of natural light, attractive wood-effect flooring and neutral décor throughout.

Currently used as a dining room, this spacious room



could easily be utilised as a second double bedroom, home office, study or additional reception space, making it a particularly adaptable room within the property.

BATHROOM 6' 5" x 6' 4" (1.96m x 1.93m) A well-presented and naturally bright bathroom, fitted with a white suite comprising a corner shower enclosure with shower, wash hand basin set within a vanity unit with storage, and low-level WC. The room features attractive tiled walls and flooring, complemented by decorative tile detailing.

A large UPVC double-glazed window provides an excellent source of natural light and ventilation, while the useful fitted shelving and radiator provide additional practicality. A well-maintained and functional bathroom, ideal for everyday living.



CONSERVATORY / UTILITY 8' 5" x 5' 9" (2.57m x 1.75m) A bright and versatile conservatory/utility room featuring a wealth of UPVC double-glazed windows, creating a light and airy additional space. UPVC double doors open onto the patio area and rear garden, providing a pleasant connection to the outside.

The room benefits from vinyl flooring with an attractive tile effect and a low-maintenance roof, making it a practical and easy-to-maintain space. Offering excellent versatility, the room could be used as a utility area, laundry room, storage space or additional seating area, making it a useful addition to the property.



PARKING The property benefits from a generous front driveway providing parking for two cars, with a further two parking spaces available on the shingled area to the left, offering parking for up to four vehicles.

REAR GARDEN A private and low-maintenance rear garden offering a combination of paved and shingled areas, with a raised decking area providing an attractive space for outdoor relaxation and entertaining. The garden is enclosed by timber fencing, creating a good degree of privacy, and benefits from a feature water fountain and decorative gravel areas.

The garden also provides direct access to the single garage, positioned at the rear of the driveway and accessed via wooden double gates.





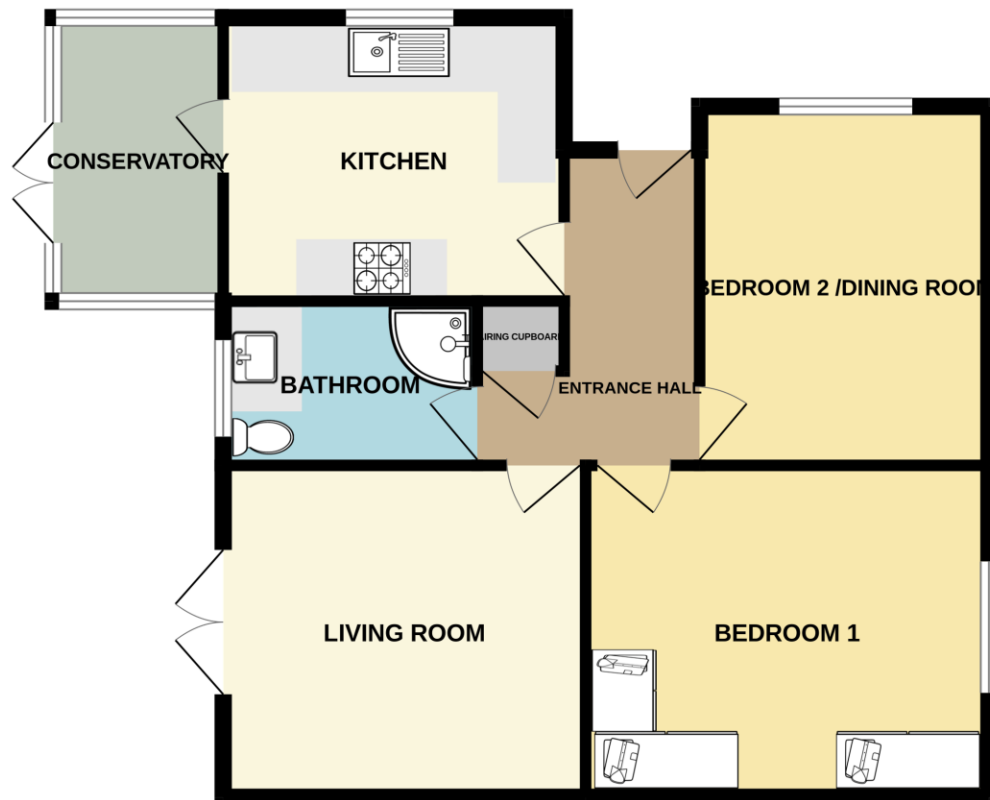
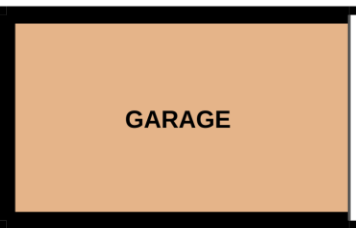
GARAGE A single garage positioned at the rear of the driveway, accessed via wooden double gates, providing secure off-road parking and useful additional storage.

FRONT GARDEN The property benefits from a generous and well-maintained front garden, predominantly laid to lawn and bordered by established hedging and timber fencing, creating an attractive and private outdoor space. A gravelled area and paved pathway provide practical access around the property, while the garden offers excellent potential for outdoor seating, entertaining or further landscaping. The open frontage enjoys a pleasant outlook over the surrounding residential area and benefits from a good degree of natural sunlight.

ADDITIONAL INFORMATION The property is offered for sale as Freehold and benefits from No Forward Chain. The property is in Council Tax Band C, with the EPC Rating to be confirmed.



GROUND 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.
Made with Metropix ©2026

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 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

