



26 Birchdale

Hythe, Southampton

- NO FORWARD CHAIN
- THREE BEDROOMS
- LOUNGE /DINING ROOM
- KITCHEN /BREAKFAST ROOM

Asking Price Of - £380,000

EPC Rating
TBC





Property Description

LOCATION The property is ideally located within easy reach of Hythe Village, with its range of local shops, cafés, amenities and everyday facilities. There are convenient local bus routes nearby, providing access to surrounding areas.

The property is also well placed for access to the beautiful New Forest National Park, with its extensive countryside, walking and cycling routes, as well as the nearby coastline and beaches. A selection of local schools are also within easy reach, making this an appealing location for a wide range of buyers.

ENTRANCE HALL Welcoming entrance hall with UPVC front door, attractive oak-effect vinyl flooring and a useful small recessed area. The entrance hall provides access to the lounge and kitchen, creating a



practical and inviting introduction to the property.

LOUNGE 17' 3" x 11' 9" (5.26m x 3.58m) A spacious and bright lounge with excellent proportions, providing an ideal reception room for both relaxing and entertaining. The room benefits from a large front-aspect window, allowing plenty of natural light and providing a pleasant outlook.

A particular feature is the attractive fireplace with fitted gas fire, creating a warm and inviting focal point. The room also benefits from beige carpeting, cream walls and two radiators, together with attractive wall and ceiling lighting.

The lounge is particularly versatile, benefiting from dual access from both the entrance hall and the main hallway, providing excellent flow through the property and making the room ideal for everyday living and entertaining.

BEDROOM THREE 11' 9" x 6' 4" (3.58m x 1.93m) A bright and versatile third bedroom featuring double UPVC doors to the side aspect, providing direct access to the side garden. The room benefits from beige carpeting, a radiator and useful built-in storage, together with plenty of natural light. A flexible additional room that could be used as a bedroom, home office, study or guest room.

BEDROOM ONE 11' 4" x 10' 9" (3.45m x 3.28m) A well-proportioned double bedroom enjoying a rear aspect, featuring a UPVC double-glazed window overlooking the rear garden. The room benefits from a built-in wardrobe, radiator, beige fitted carpet and neutral décor, creating a bright, comfortable and versatile bedroom.

BEDROOM TWO 12' 8" x 10' 3" (3.86m x 3.12m) A well-proportioned second bedroom enjoying a pleasant rear aspect, with a UPVC double-glazed window providing plenty of natural light. The room benefits from a beige fitted carpet, radiator and ample space for bedroom furniture. The room also features a corner sink unit, with access to a private en-suite shower room, making this an ideal guest or second bedroom.

ENSUITE 6' 8" x 2' 11" (2.03m x 0.89m) Well-presented en-suite shower room comprising a Triton electric shower with glazed sliding shower screen, low-level WC and useful grab rails. The room benefits from beige vinyl flooring, fully tiled shower area and a heated towel rail, with neutral décor throughout. A



practical and well-appointed en-suite providing excellent convenience.

BATHROOM A well-presented family bathroom featuring a panelled bath with chrome mixer taps, a modern white vanity unit with generous storage and wash hand basin, and a low-level WC. The room is complemented by attractive beige and white tiled walls, beige vinyl flooring, a frosted UPVC double-glazed window with roller blind and heated towel rail. Useful grab rails provide additional practicality, while the neutral finish creates a bright and welcoming space.



KITCHEN/BREAKFAST ROOM 16' 6" x 10' 2" (5.03m x 3.1m) A well-presented and spacious kitchen fitted with a range of attractive shaker-style wall and base units, complemented by marble-effect worktops and tiled splashbacks. The kitchen features a composite sink with mixer tap, inset gas hob with oven beneath and generous worktop space, making it both practical and well suited to everyday family living.

There is ample space for freestanding appliances, including fridge and freezer, together with excellent storage and useful display shelving, including a characterful dresser-style unit and plate rack. A useful storage cupboard houses an ATAG combination boiler, providing additional practical storage.

The kitchen benefits from dual access, with doors leading from both the entrance hall and main hallway, providing excellent flow through the property. There is also direct access through to the garage/utility room.

A bright, welcoming and characterful kitchen offering an excellent combination of storage, workspace and practicality, ideal for everyday family living.



GARAGE 17' 5" x 8' 5" (5.31m x 2.57m) A spacious and versatile garage/utility room, conveniently accessed directly from the kitchen. The room features an up-and-over garage door, tiled flooring, power and lighting, together with fitted base units and a generous worktop.

There is plumbing and space for a washing machine and tumble dryer, plus excellent additional storage and workspace. To the rear are two wooden side windows and a wooden door providing direct access onto the rear garden, creating a particularly practical connection between the utility area and outside space.





OUTSIDE REAR GARDEN A well-established and low-maintenance rear garden offering an excellent outdoor space for relaxing and entertaining. The garden is predominantly laid to artificial lawn, with mature shrubs, planted borders and attractive raised beds providing a good degree of privacy.

A feature timber pergola with trellis creates an attractive focal point, complemented by established climbing plants. There is also a good-sized timber garden shed providing useful storage, while a pathway with stepping stones leads through the garden and provides access to the side garden and additional covered area.



A particularly practical and appealing outside space, ideal for those looking for a private, established and easy-to-maintain garden.

OUTSIDE SIDE GARDEN A well-established side garden offering a good degree of privacy, with attractive mature planting, established hedging and well-stocked borders. A gravel pathway with inset stepping stones leads through the garden, with a charming timber pergola providing an attractive focal point. The garden also benefits from direct access to the property and provides a peaceful and private outdoor space.



FRONT DRIVE The property benefits from a generous front driveway providing ample off-road parking for several vehicles, with attractive gravelled and paved areas creating a low-maintenance frontage. The driveway provides direct access to the integral garage/utility room, offering useful additional storage and practical workspace.

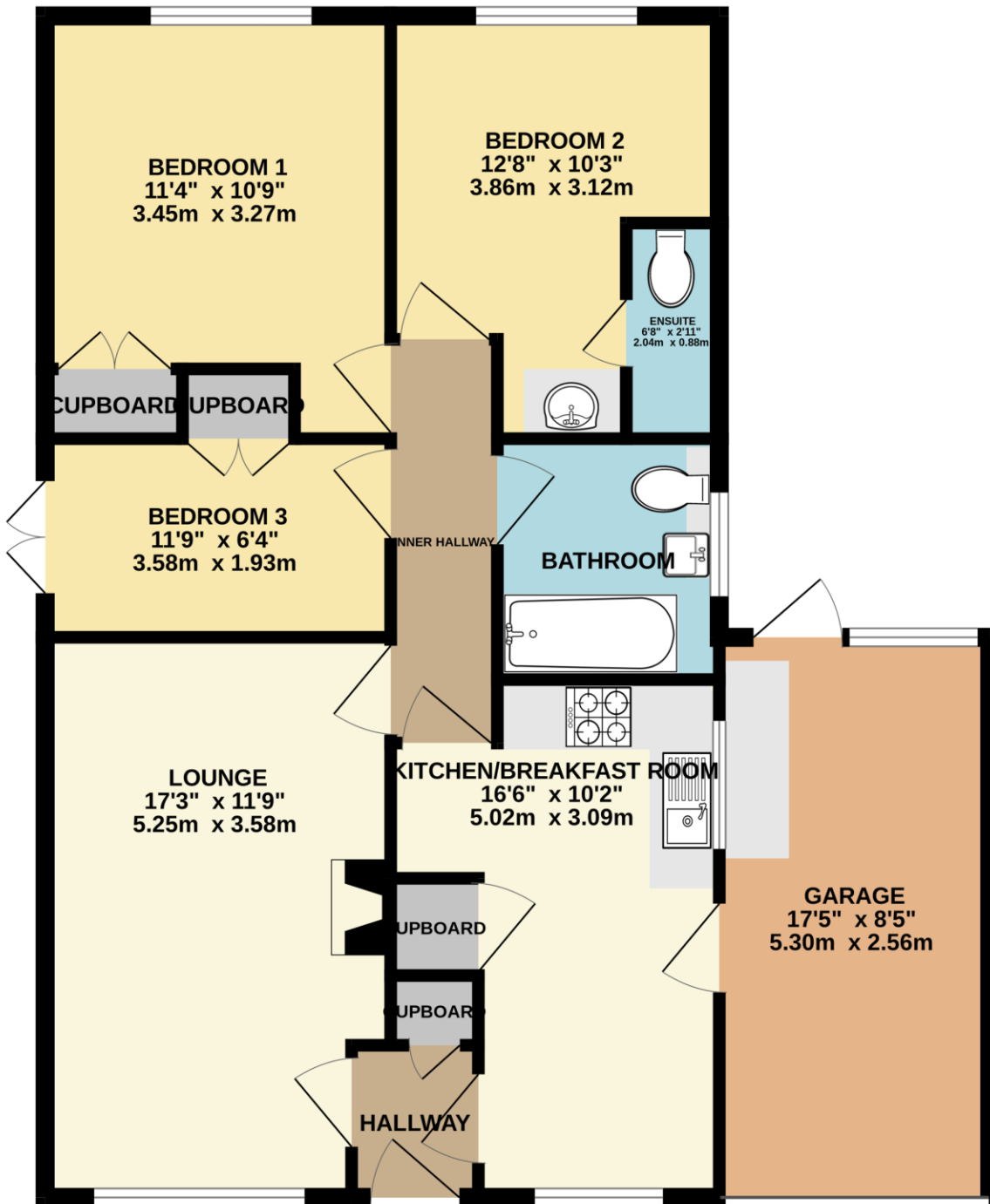
A covered storm porch provides shelter to the front entrance, creating a welcoming approach to the property. Established shrubs and mature planting further enhance the frontage and provide a good degree of privacy.



ADDITIONAL INFORMATION The property is offered for sale on a freehold basis and benefits from no forward chain, making it an ideal opportunity for buyers looking for a straightforward purchase. The property is Council Tax Band D, with the EPC rating to be confirmed (TBC).

VIRTUAL TOUR Please note, the virtual tour has been digitally presented with the property empty for marketing purposes only.

GROUND FLOOR



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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