



Cooper House

Classic Barbers
HOT TOWEL SHAVE

Cooper House
Flats 1-4

HUNTERS[®]
HERE TO GET *you* THERE


 2
 
 |
 
 |
 

HUNTERS[®]

9 New Road, Hythe, Southampton

Offers In Excess Of £190,000



Guide Price £190,000 to £200,000

A two-bedroom first-floor apartment situated in the centre of Hythe, offering modern accommodation within easy reach of local amenities, transport links and coastal attractions.

Accessed via a communal entrance with stairs leading to the first floor, the property includes an open-plan living, dining and kitchen area with a front-facing window providing plenty of natural light. The kitchen is fitted with a range of contemporary wall and base units and incorporates an electric oven, hob with extractor hood, fridge/freezer, dishwasher and washing machine.

There are two double bedrooms and a bathroom fitted with a modern suite.

Hythe village centre offers a range of shops, cafés, restaurants and everyday amenities. The New Forest National Park is nearby, while the beaches at Lepe and Calshot are within easy driving distance.

Years remaining on the lease; 118 Years Approx.

Annual Service Charge Amount £2,385 Approx.

Annual Ground Rent Amount £ £168 Approx.

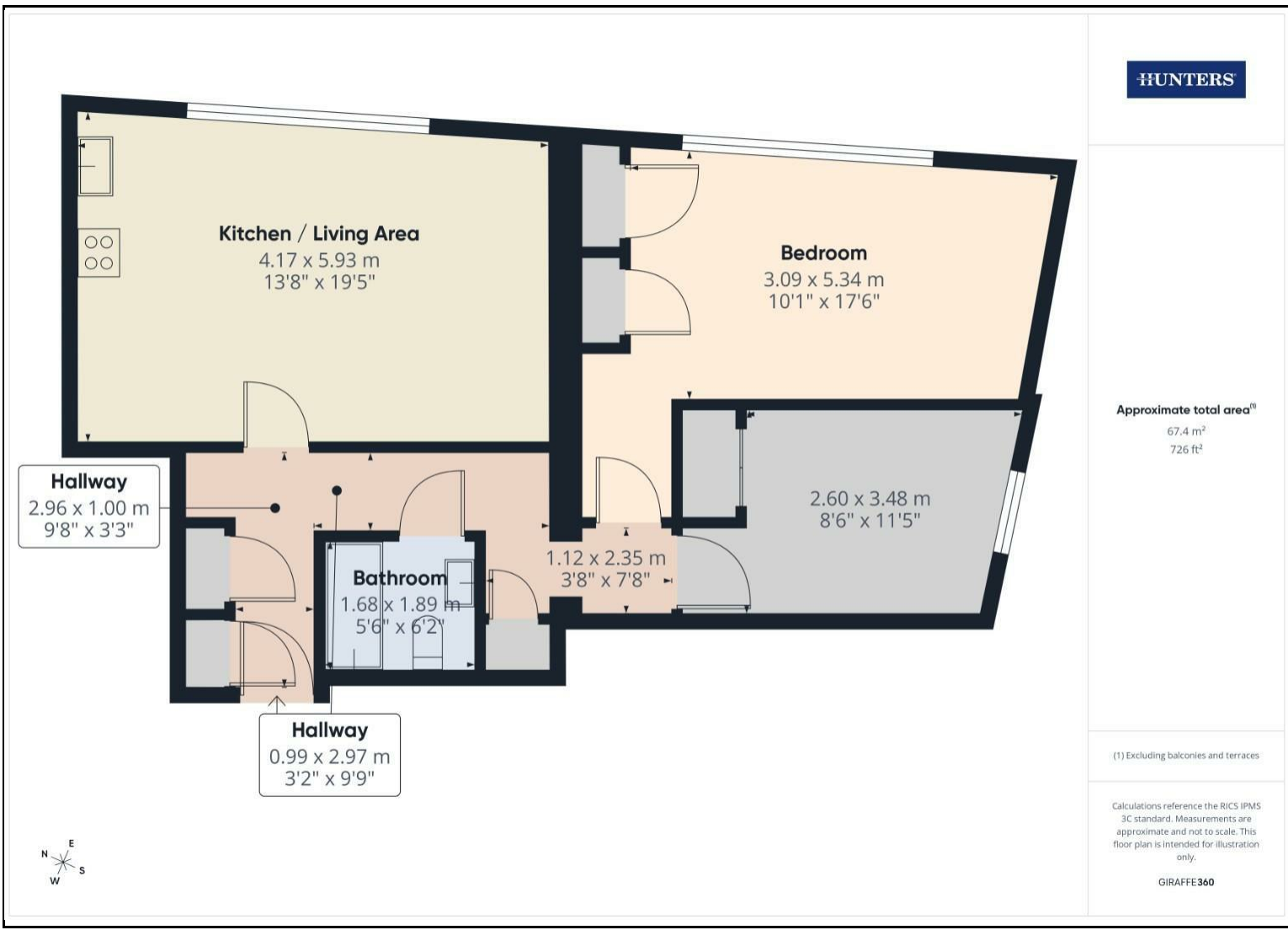
Council Tax Banding; A

KEY FEATURES

- First-floor apartment
- Two double bedrooms
- Open-plan living and dining area
- Fitted kitchen with integrated appliances
 - Modern bathroom suite
 - Communal entrance
- Front-facing living room window
 - Central village location
 - Close to local amenities
- Convenient access to the New Forest and nearby coastline







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	64		75
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

38 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987 720
southampton@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Clegg Properties Ltd | Registered Address 27 Westfield Road, Lymington, Hampshire, England, SO41 3PZ | Registered Number: 06421594 England and Wales | VAT No: 188 0548 76 with the written consent of Hunters Franchising Limited.