



54 Pylewell Road

Hythe, Southampton

Asking Price Of - £195,000



- SPACIOUS MODERN ONE BED FLAT
- LOUNGE
- MODERN KITCHEN
- SPACIOUS BEDROOM

EPC Rating

E



Property Description

LOCATION Positioned right in the vibrant heart of Hythe village, this delightful apartment enjoys a truly enviable location. Just a leisurely stroll away from an array of boutique shops, charming cafes, and acclaimed restaurants, the property is perfectly placed for those who enjoy an active village lifestyle. Everything you could need is close at hand, including excellent transport links making further travel convenient and effortless. Public car parks nearby provide plenty of options for parking guests or extra vehicles. Surrounded by the picturesque charm and lively atmosphere of central Hythe, this apartment promises the perfect balance of convenience and tranquillity. Early viewing is highly recommended to appreciate all that this fantastic property and superb location have to offer.



ENTRANCE HALL AND UTILITY AREA Enter via the contemporary UPVC half-glazed front door, which leads into a bright and airy entrance hall – the perfect welcome for residents and guests alike. Thoughtfully designed, the hall is finished with a durable black carpet mat and features a generous storage cupboard, providing ample space for coats, shoes and everyday essentials.



Toward the rear of the entrance area lies a versatile utility space, complete with cream ceramic floor tiles, space for both a washing machine and tumble dryer, and a further coat storage solution. A rear-aspect UPVC double glazed window fills the space with natural light, and an electric panel heater ensures comfort all year round.

Ascending the quality staircase with charcoal carpeting and a smart wood handrail, you are guided towards the main accommodation of this appealing apartment.

MODERN KITCHEN /DINER 12' 13" x 11' 51" (3.99m x 4.65m) Spacious modern kitchen at its heart. Designed with both functionality and style in mind, the kitchen features contemporary UPVC double glazed sash windows to the side aspect, allowing an abundance of natural light to fill the space. Attractive grey vinyl wood effect flooring complements the sleek oak floor and wall-mounted cupboards, while a contrasting black worktop provides ample preparation space.



The kitchen impresses further with light grey splashback tiles and a quality stainless steel sink, offering durability and a modern touch. Cooks will appreciate the integrated built-in oven and electric hob, with generous room allocated for a fridge freezer, ensuring convenience for family life or entertaining guests. Loft access and an electric storage heater add practicality to this welcoming space.

SPACIOUS LOUNGE 16' 9" x 11' 5" (5.11m x 3.48m) A generous lounge/diner featuring a modern side-aspect uPVC double glazed sash window, complete with a tasteful blind, allowing natural light to beautifully brighten the space. The room is elegantly finished with a smart charcoal carpet and benefits from an efficient electric storage heater, ensuring year-round comfort. Its open-plan layout creates an incredibly spacious environment-ideal for both relaxation and entertaining-with ample space for a dining table to host family or friends.

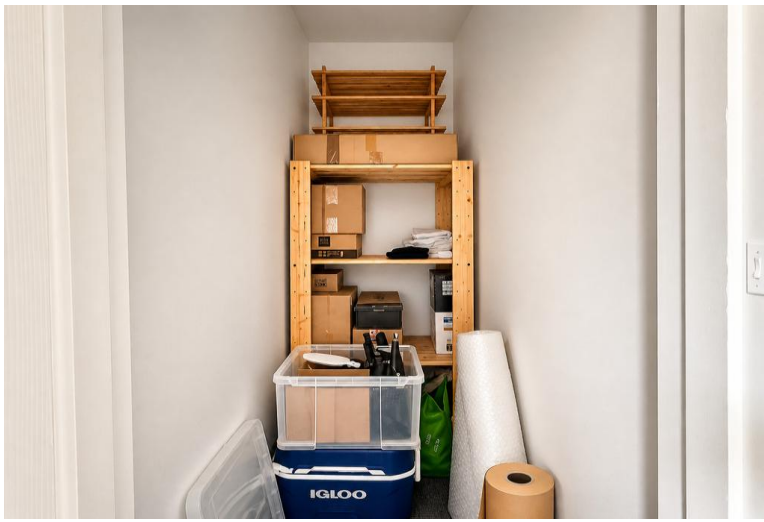


GREAT SIZE DOUBLE BEDROOM 16' 95" x 12' 85" (7.29m x 5.82m) Step inside to a spacious L-Shaped bedroom distinguished by impressive high ceilings, creating an airy, generously-proportioned space that feels welcoming at any time of day. Large front and side aspect UPVC double glazed sash windows are adorned with stylish blinds, inviting in abundant natural light whilst ensuring privacy and comfort. Soft charcoal carpeting flows beneath your feet, complementing the sophisticated neutral palette throughout.

Efficient electric storage heating promises warmth throughout the colder months, while convenient access leads through to a well-maintained bathroom, supporting a practical day-to-day lifestyle.



BATHROOM 8' 9" x 4' 6" (2.67m x 1.37m) A chic and modern bathroom, fitted with stylish grey vinyl flooring. Residents will appreciate the contemporary pedestal sink unit and W.C., along with the full-sized bath equipped with an efficient electric Triton shower. Crisp white tiles give the bathroom a fresh, clean feel, complemented by a handy extractor fan for added comfort and has digitally controlled



electric underfloor heating.

ADDITION INFORMATION This delightful property presents an exceptional opportunity for both first-time buyers and investors alike, boasting a superbly maintained residence with the added benefit of *no forward chain*. Located in a vibrant community, this home enjoys excellent transport links and convenient access to local amenities, including shops, cafés and green spaces perfect for leisure and recreation.

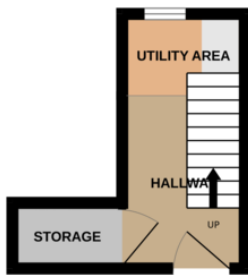
Situated on the first floor of a well-managed development, the property delivers a comfortable, low-maintenance lifestyle. The building features a newly-installed roof as of 2024 and is presented in good condition throughout. Modern touches blend with practical considerations, providing a welcoming home ready for immediate occupation.

Enjoy generous lease terms with 125 years remaining from March 2008, plus manageable annual service charges and ground rent. Further peace of mind comes from a council tax band A rating, providing affordable ongoing living costs. Energy efficiency is assured with an EPC rating of band E.



GROUND FLOOR

1ST 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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