



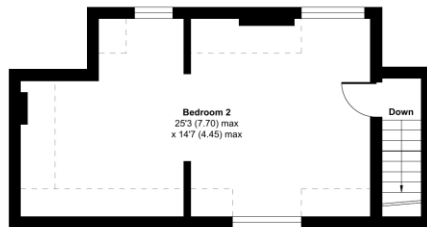


## ACCOMMODATION

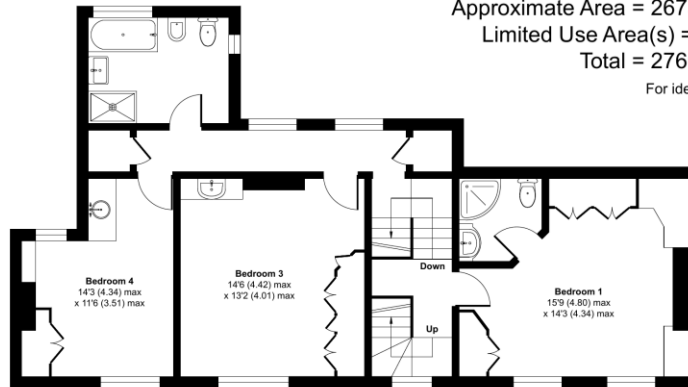
Situated in the sought-after area of Hythe, this spacious Four-bedroom semi-detached home spans over four floors, boasting an impressive 2700sqft of accommodation. With the opportunity to add your personal touch, this property offers endless possibilities for transformation. Upon entering the home, you are greeted by a welcoming hallway leading to a bright and airy 16'9ft sitting room, featuring a focal fireplace, perfect for cosy evenings. A separate dining room is ideal for family gatherings, flowing seamlessly into the kitchen and utility room. A large conservatory provides picturesque views of the garden, adding a touch of tranquillity to the space. The first floor boasts three generously sized bedrooms, with the principal bedroom benefiting from an en-suite bathroom, while the remaining bedrooms offer wash basins and access to the five-piece family bathroom. Additional features include a versatile fourth loft bedroom, also ideal for use as a home office or children's retreat, and a spacious 27ft cellar, perfect for creating a cinema room. Outside, the property boasts an extensive frontage with the potential for off-road parking, while the sun-drenched garden offers a serene escape. Offered with no forward chain, this property presents an exciting opportunity to create your dream home in a prime location.



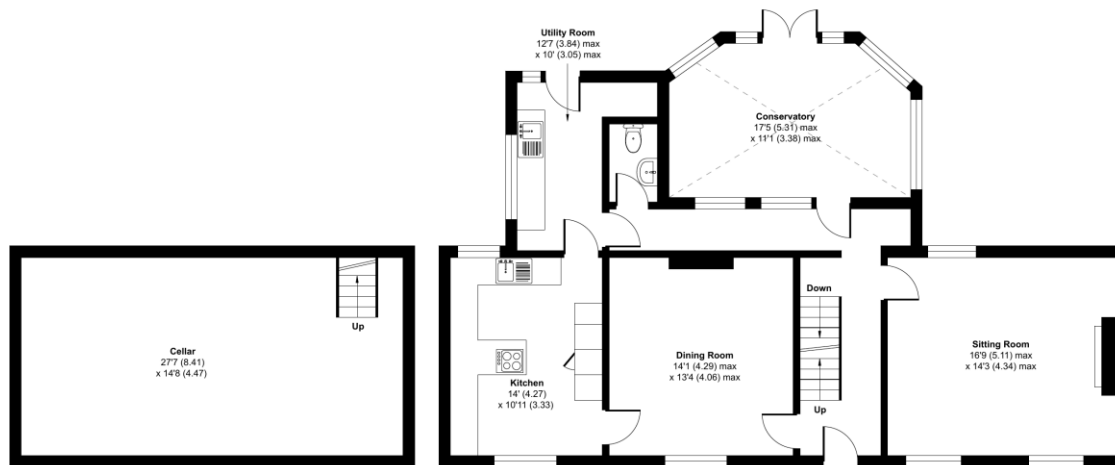
Approximate Area = 2675 sq ft / 248.5 sq m  
 Limited Use Area(s) = 85 sq ft / 7.8 sq m  
 Total = 2760 sq ft / 256.3 sq m  
 For identification only - Not to scale



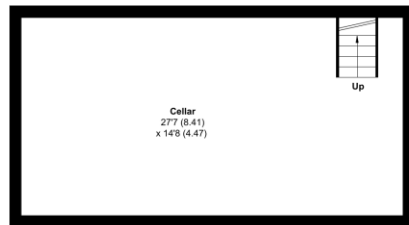
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



BASEMENT



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F	29	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2024. Produced for Charters Estate Agents Limited. REF: 1080383



## SITUATION

Hythe is a small town situated on the eastern edge of the New Forest and sits on the shores of Southampton Water, offering an array of leisure activities from horse riding to water sports. It offers a full range of local amenities including shops, restaurants, the stylish Hythe Marina and local schooling for ages close by as well as Applemore Sports Centre and a large superstore. Easy access to the A326 leads to the motorway networks providing fast links to the south coast and London.



**SPECIFICATION**

- Accommodation situated over four floors
- Three bedrooms
- Conservatory
- Cellar
- Utility room
- No onward chain

**LOCAL AUTHORITY**

New Forest District Council  
Council Tax Band E

**GUIDE PRICE**

Asking Price £685,000

**TENURE**

Freehold