



  
**hythe&waterside**  
ESTATE & LETTING AGENTS

## 15 Davidson Close Hythe, Southampton

- WATERFRONT
- 4 BEDROOMS
- 2 EN-SUITES + FAMILY BATHROOM
- CONNECTED GARAGE
- PRIVATE COURTYARD GARDEN

**£585,000**

**EPC Rating**

**C**





## Property Description

This four bedroom waterfront town house occupies a prime position enjoying uninterrupted views of Southampton Water via Solent Green and the promenade.

Built on the prestigious Britannia Gate waterfront development and part of the Shipyard Estate it is on the southern outskirts of Hythe centre. The property is within easy reach of local shops, cafes, bars/restaurants and other amenities with a weekly market and good transport links to Southampton including the historic pier passenger ferry service.

There are schools in the general area and facilities throughout the Waterside catering for many indoor and outdoor activities including Dibden golf course,



proximity to the New Forest and water offering opportunities for sailing, other water sports, horse riding and walking. Hythe Marina is on the north side of the village.

The accommodation comprises of a superbly fitted kitchen/dining room, reception hall and laundry/cloakroom on the ground floor with a door leading to the integral garage. On the first floor is a lounge with balcony and water views, two adaptable bedrooms, a rear balcony and bathroom containing the central heating boiler. On the second floor there are two generous ensuite bedrooms with fitted wardrobes, one having a Juliet balcony overlooking the water.

In addition to the garage space there is parking for an additional car on the plot and further allocated parking together with guest parking nearby. The courtyard garden at the back of the property is a private space, screened with wall/fencing, trees, shrubs and flowers on each side.

The property has access to fast fibre broadband. In addition, a water softener has been installed. The estate service charges are currently circa £435 per annum.

#### ENTRANCE HALL

14' 8" x 6' (4.47m x 1.96m)

As you enter the property through this spacious hallway, you have a laundry room/ground floor cloakroom to your left, the stairs to first floor, door to the garage on your right and the spacious kitchen with access to the private courtyard garden straight ahead.

#### LAUNDRY/CLOAKROOM

6'1" x 4' (2m x 1.45m)

Ground floor laundry room/cloakroom with a window for natural light, plumbing for washing machine, utility sink and a toilet with tiled floors and walls.

#### KITCHEN/DINER

21' 11" x 12' (6.68m x 3.76m)

This spacious room has stone floor tiles throughout matching the hallway. The patio doors allow plenty of light into the room, the bespoke modern kitchen has a wonderful range of cream units enhanced by the contrast of black granite worktops with upstands. There is a good range of base units, drawers and wall units and there is a built in electric oven, a four ring gas hob with an electric extractor hood over and a tall



built-in fridge/freezer.

There is also a built in dishwasher and a sink with chrome mixer tap and a separate filtered tap for drinking water. There's also a kitchen island with a breakfast bar with additional space for a dining table and bifold doors leading onto the patio.

This spacious room would be a perfect place for entertaining family and friends.

The patio doors lead out onto the patio sundeck. This a lovely private space, screened with fencing and trees, shrubs and flowers on each side.

#### **GARAGE**

14' x 12' (4.37m x 3.71m)

A spacious garage for one car and plenty of storage with an electric door at the front and a solid fire door at the side leading to the entrance and the house.

#### **LANDING**

14' x 3' 1" (4.39m x 1.14m)

As you come up to the first floor, you step on to the landing which leads to the lounge, a family bathroom, two bedrooms and another staircase up to the second floor.

#### **LOUNGE**

21' 11" x 11' (6.68m x 3.96m)

A spacious lounge with a lovely sea view, a balcony and large floor to ceiling windows bathing the room in sun and natural light.

#### **FAMILY BATHROOM**

11' x 7' (3.48m x 2.18m)

Middle floor family bathroom with both a bathtub and a built in shower cubicle. There's also an airing cupboard with a well maintained Veissmann condensing boiler which allows more than one shower to function at the same time.

#### **BEDROOM 3**

12' x 9' (3.71m x 2.84m)

Good size third bedroom with double glazed sliding door leading out to a rather large balcony overlooking the courtyard garden. Will easily fit a super-king double bed.

#### **BEDROOM 4/STUDY**

11' x 9' (3.35m x 2.74m)

The fourth bedroom is currently used as an office, but could be used as a fourth bedroom. Floor to ceiling window for lots of natural light.





#### TOP FLOOR LANDING

5' x 4' 1" (1.68m x 1.47m)

As you come up to the top floor landing you have a storage room straight ahead and two large double bedrooms, both with an en-suite.

#### MASTER BEDROOM

20' x 11' (6.1m x 3.38m)

This is a large master bedroom with built in wardrobes and an en-suite bathroom. There is a lovely Juliet balcony with great views overlooking Southampton water. It has an extra window which brings more light into the room, and there is a large range of wardrobes on both sides of this room.



#### BEDROOM 2

20' x 11' (6.1m x 3.38m)

Situated on the top floor, this is a very large second bedroom with built in wardrobes and an en-suite bathroom. This bedroom has two windows, which makes it light and airy.

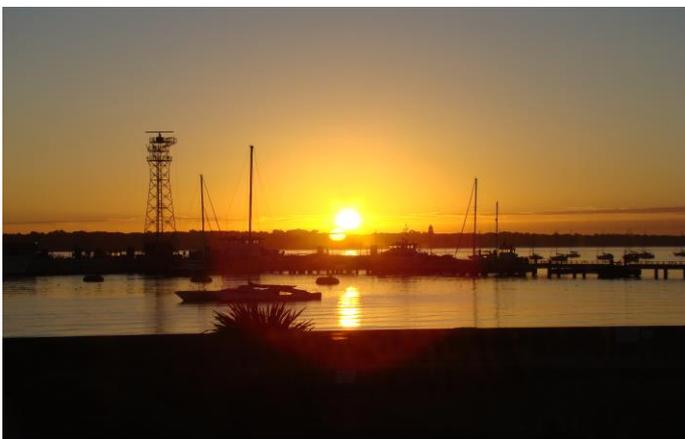
#### EN-SUITE 1

En-suite bathroom with a free standing basin, a toilet and a built in tiled shower.

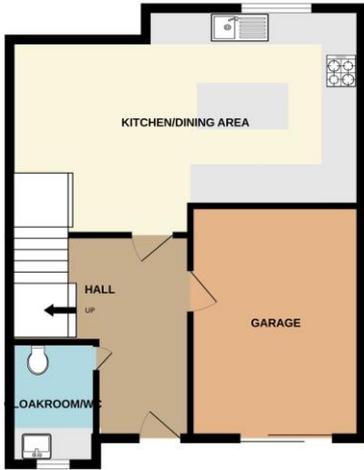


#### EN-SUITE 2

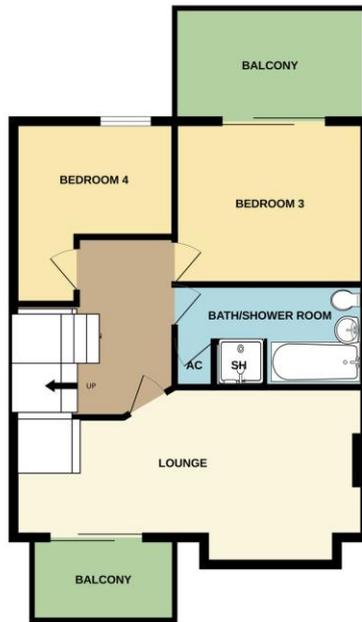
En-suite bathroom with a free standing basin, a toilet and a built in tiled shower.



GROUND FLOOR



1ST FLOOR



2ND 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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