



1 Hollybank Road Hythe, Southampton

- TWO BEDROOM DETACHED BUNGALOW
- TWO SPACIOUS DOUBLE BEDROOMS
- LOUNGE
- MODERN KITCHEN BREAKFAST

- £350,000

EPC Rating

TBC





Property Description

LOCATION Located on the sought-after Hollybank Road, this impressive property offers a prime position in a well-established residential area on the outskirts of Hythe Village and close to Dibden Purlieu. Residents can enjoy easy access to a wide range of amenities, including shops, restaurants, and bars in both village centres. Additionally, the convenient proximity to Hythe pier provides a passenger ferry service to Southampton, while bus services connect to various destinations.

For those who enjoy outdoor activities, this property is ideally situated close to The New Forest National Park and The Solent, offering a plethora of opportunities for recreation. Nearby recreational facilities such as Applemore and Gang Warily recreation centres, Dibden golf course, Calshot Beach activity centre, and



Lepe Country Park provide ample options for leisure pursuits.

Don't miss the chance to explore all that this property has to offer. Schedule a viewing today and experience the unparalleled lifestyle opportunities that come with living in this exceptional location.

ENTRANCE HALL Step inside this charming property and be greeted by a welcoming entrance hall, complete with a stylish composite front door that leads into a spacious hallway. The convenient layout provides access to all rooms as well as a versatile loft space, easily accessible with the pull-down ladder. Ample storage space is found in the built-in airing cupboard, while grey carpeting adds a touch of luxury throughout.

LOUNGE 12' 1" x 11' 0" (3.68m x 3.35m) Beautifully designed lounge, exuding a bright and airy feel with sliding doors opening onto the delightful rear garden. The perfect space for entertaining guests or simply unwinding in comfort after a long day. The grey carpet and radiator add a touch of luxury to the room, creating a welcoming atmosphere throughout.

KITCHEN/BREAKFAST ROOM 18' 7" x 7' 2" (5.66m x 2.18m) A beautifully refitted kitchen/breakfast room, featuring light timber effect 'soft-close' units, stone effect work surfaces, and modern appliances including an electric oven/grill and gas hob. With a built-in washing machine and space for a table and chairs, the kitchen also boasts a convenient Atag combi boiler and large ceramic tiled flooring.

The kitchen area is flooded with ample natural light and offers a well-appointed layout, making it an ideal space for relaxation and entertaining. A pedestrian door opens onto the side garden, providing the perfect setting for outdoor dining or enjoying a morning coffee.

BEDROOM ONE 13' 0" x 9' 4" (3.96m x 2.84m) A spacious double bedroom, adorned with grey carpet and a radiator for your comfort. The room offers ample space for wardrobes and a dressing table, perfect for those seeking both style and functionality. As natural light gracefully filters through the UPVC double glazed window, the room is bathed in a warm glow, creating a serene and inviting ambiance.



BEDROOM TWO 10' 2" x 9' 4" (3.1m x 2.84m) A spacious second bedroom that offers a peaceful retreat for relaxation and rest. Bask in the tranquillity provided by the bright and airy ambience created by the side aspect UPVC double glazed window, which allows natural light to flood the room throughout the day. The room is elegantly appointed with grey carpets and a radiator, ensuring both comfort and style.

SHOWER ROOM 6' 4" x 5' 6" (1.93m x 1.68m) A contemporary shower room, complete with a stylish corner shower cubicle and a sleek wash basin inset in storage cupboard. The walls boast pristine white tiles with a charming mosaic feature, complemented by chic black ceramic floor tiles.

WC 5' 9" x 3' 1" (1.75m x 0.94m) Modern W.C. with a rear aspect UPVC double glazed window, and tiled surrounds.

TO THE FRONT A generous frontage with a low level brick wall to the front boundary, a front pathway leading to the storm porch and front door. The rest of the front garden is exquisitely laid to lawn, accented by a side gate that opens onto the rear garden for added convenience and privacy.

GARAGE 16' 1" x 8' 5" (4.9m x 2.57m) Single garage located to the left of the front garden. The garage features an up and over door to the front, providing convenient vehicle access, as well as a further pedestrian door to the side for easy entry by foot.

PARKING Spacious driveway with parking for multiple cars right in front of the garage. The brand new brick paving provides a modern touch to this beautiful home, creating a welcoming and impressive first impression.

REAR GARDEN A beautifully maintained rear garden, boasting a large area of patio that seamlessly extends from the rear of the property to the side courtyard. The raised flower beds and mature trees provide natural screening for privacy and tranquility. Enjoy the convenience of an outside tap and easy access to the garage.

ADDITIONAL INFORMATION This modern 2 bedroom bungalow, complete with no forward chain, located in a desirable area. This property boasts a council tax band C and an EPC rating to be confirmed.





GROUND FLOOR
741 sq.ft. (68.8 sq.m.) approx.



Hotspur House
Prospect Place
Hythe
Southampton
Hampshire
SO45 6AU

www.hytheandwaterside.com
darren@hytheandwaterside.com
0238 0845 434

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

