



  
**hythe&waterside**  
ESTATE & LETTING AGENTS

**30 Malwood Road West**  
Hythe, Southampton

- DETACHED BUNGALOW
- NO FORWARD CHAIN
- 3 BEDROOMS
- SPACIOUS LOUNGE

**Asking Price Of £350,000**

**EPC Rating**

**TBC**





## Property Description

### ENTRANCE HALL

Upon entering, there is a glazed UPVC front door making the hallway light & bright. From the entrance hall there are doors leading to all rooms, providing a practical layout. In the hallway there is a full height storage cupboard with water tank and a cupboard housing fuse boxes.

There is also loft access, offering immense potential for additional living space or storage options.

### LIVING ROOM 17' 1" x 11' 7" (5.21m x 3.53m)

A lovely living room with a wooden framed glazed door from the hallway, beige carpet, and a wooden fireplace with a gas fire - perfect for chilly evenings.

The large bay window overlooking the front of the property fills the room with natural light, creating an inviting atmosphere.

There is plenty of room for sofas and lounge furniture, making it ideal for relaxing and entertaining.



#### KITCHEN 12' 2" x 9' 9" (3.71m x 2.97m)

This bright and airy kitchen boasts side and rear aspect windows.

There is a good range of oak wall and base units providing ample storage for all your culinary needs, complimented with grey worktops, and white tiled splashbacks.

The kitchen also has a stainless steel 1/2 bowl sink with a chrome mixer tap and built-in appliances including a Bosch gas hob and Stoves oven. There is space and plumbing for both a dishwasher and a washing machine, and space for an under counter fridge.

There is a wall-mounted boiler connected to LG therma V heat source pump heating system for added comfort and efficiency.



#### BATHROOM 6' 8" x 5' 5" (2.03m x 1.65m)

A modern bathroom with a large privacy window to the rear. The bathroom was newly fitted just 2 years ago and features a modern white suite, complete with a walk-in double shower with a Triton T80 shower.

The walls have cream tiles with a stylish mosaic border. This stylish bathroom has a built-in low-level W.C, wash hand basin with vanity storage cupboard, ceramic beige floor tiles, and a chrome heated towel rail. Additional storage is provided by the the full height matching cupboard.



#### GARDEN ROOM/OFFICE 9' 4" x 7' 4" (2.84m x 2.24m)

The sun room/home office is accessed from bedroom 2. With double patio doors leading out onto the garden and an additional rear aspect window, this light-filled room is currently used as a home office but also provides a peaceful space to sit and enjoy views of the garden.



#### BEDROOM 1 12' 8" x 9' 3" (3.86m x 2.82m)

A spacious, light and airy bedroom with a side aspect window, boasting both a double and a single built-in wardrobe providing ample storage.

Currently set up with twin beds, the room is fitted with over bed fitted storage cupboards. There is plenty of room for a large bed and additional bedroom furniture.

**BEDROOM 2 10' 4" x 10' 2" (3.15m x 3.1m)** Bedroom 2 is located at the rear of the property and has a side aspect window. This spacious room is currently used as a dining room, and could easily be used as a generous double bedroom suite, as the room opens into the sun room extension, creating a bright and inviting space.



### BEDROOM 3 10' 2" x 6' 8" (3.1m x 2.03m)

The third bedroom has a front aspect window and offers a versatile space with a good range of full height fitted wardrobes & cupboard space, and a built-in dressing table - ideal for a single bedroom or home office.

### LOFT

The loft is a good size with access from a hatch in the hallway. The loft has been boarded. The loft is spacious and has good height, making it ideal for development.

Please note the loft has spray foam insulation. It might be prudent to check with your mortgage company should a mortgage be required.

### GARAGE 18' 2" x 10.6' (5.54m x 3.05m)

This delightful property boasts a detached brick-built garage with an up and over door, as well as a useful side door providing easy access to the garden. The garage is fitted with light and power.

### FRONT OF PROPERTY

The front of the property is bordered with a low-level brick wall framing a large lawned area adorned with flower borders featuring mature shrubs.

The tarmac driveway offers private off-road parking, and leads to a detached garage for added convenience. There is also a pathway to the front door.

**REAR OF PROPERTY** This lovely landscaped rear garden features a patio area, with a raised brick built pond, and an abundance of mature shrubs and flowers, creating a tranquil and picturesque setting. The garden is designed for easy maintenance and has high fencing and trellis for added privacy.

Convenience is key with access to the garage from a side door, a side gate providing direct access to the front and side driveway, where you will find the heat pump unit.

### PROPERTY INFORMATION

This charming bungalow has great potential for expansion with its generous loft space. It is both thermal and energy efficient with its thermal heat source pump system.





The property also benefits from solar panels. These are owned outright and help reduce energy costs. There is double glazing and gas central heating throughout.

With 3 bedrooms, a lovely lounge and the benefit of a sun room extension, this bungalow provides both space and versatility.

Set on a generous plot with good front and rear gardens this property has a lot to offer. The NDFC Council Tax band is D.



#### AREA INFORMATION

This detached property is nestled within the popular Hollybank estate.

Located just a short walk away from the bustling market town of Hythe, residents can enjoy easy access to a range of amenities including supermarkets, a post office, independent shops, and restaurants.

The property is conveniently situated near good bus routes and transport links, as well as the historic Hythe ferry and pier train providing direct access to Southampton City Centre.



For nature enthusiasts, the local beaches of Lepe and Calshot are within easy reach, perfect for leisurely strolls along the coast. Additionally, the property is on the edge of the stunning New Forest National Park, offering endless opportunities for outdoor activities and exploration.

Hythe is a highly sought after area to live, known for its beautiful surroundings and excellent local amenities. Families will appreciate the convenience of being close to local schools such as Orchard Infant & Junior Schools, Hythe Primary School, and Noadswood School.



Don't miss your chance to view this fantastic property in Hythe. Contact us today to arrange a viewing and see all that this wonderful home has to offer.

# GROUND 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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