



Selman Close

Hythe, Southampton, SO45 6JS

- Waterfront Town House, Four / Five Bedrooms
- Kitchen / Breakfast Room, Two Balconies
- Allocated Parking, Large Master Bedroom with En-suite
- Front and Rear Patio / Decking, Great Location near Hythe Village Centre

£565,000

EPC Rating 'C'





Property Description

LOCATION

Selman Close is situated just off of Hythe Village Centre, showcasing spectacular views of the Southampton Waters which encompass the area in tranquillity; whether from your own balcony or lounging in the sun in the communal gardens, you can submerge yourself in the relaxation which runs off the sea.

If this isn't quite your style, you certainly will not feel out of place here, keep an eye peeled upon the horizon and find yourself lost in the jostling marine activity.

The village centre is only a short walk away; Hythe village hosts a variety of restaurants and cafes, shops, pharmacies and other local amenities, ensuring you never need to stray far from your own little patch of heaven.



PORCH

As you enter the property you are greeted by an internal porch, with laminate timber flooring and bricked walls.

ENTRANCE HALL

Continuing from the porch, an entrance hall welcomes you into the property, with timber laminate flooring, access to ground floor rooms and plenty of storage, as well as stairs to upper levels.

KITCHEN/BREAKFAST ROOM

Bright and open kitchen / breakfast room comprising of wall and base level storage, tiled surrounds, a single and a half drainer stainless steel sink with chrome mixer tap. The kitchen also features a built in Neff dual oven and grill, built in four ring Belling gas burner stove with Belling extractor hood over head and a built-in under counter Indesit fridge and separate freezer, there is also space for a washer/dryer and dishwasher.

A wonderful open area for a breakfast table sits in line with the rear door allowing you to enjoy the wonderful plant life of your own garden.

Tiled flooring and rear aspect double glazed patio door and window.

DINING ROOM / BEDROOM FIVE

Currently in use as a fifth bedroom, this dining room features laminate timber flooring and double glazed sliding patio doors to enclosed front decking area.

LIVING ROOM

A sunny and spacious living room comprising of plush carpet, double glazed windows and a double glazed sliding door to a decked balcony overlooking the communal gardens and stunning view of the Southampton waters; your own perfect little spot to sit back and unwind.

CLOAKROOM

Downstairs cloak room comprising of a white ceramic WC with push button flush and white ceramic basin with 'hot' and 'cold' chrome taps. Laminate timber flooring and radiator.

BEDROOM FOUR / SUN ROOM

A double bedroom which has been converted into a sunroom with plush carpets and double-glazed patio doors leading to a decked balcony showcasing breathtaking views of the Southampton waters and jostling marine activity.



BEDROOM THREE / STUDY

This single bedroom is in use as an office/study comprising of wall and base level timber storage, a built-in stainless-steel sink with chrome mixer tap, space for under counter fridge/freezer and a roll out desk for a suitable workspace. Rear aspect double glazed windows and laminate timber flooring.

MASTER BEDROOM

This large bedroom features plush carpets, a front aspect double glazed window alongside a Juliette balcony, built-in wardrobes and an en-suite shower room.



ENSUITE SHOWER ROOM

Three piece en-suite comprising of a white ceramic WC with push button flush, white ceramic pedestal basin with chrome mixer tap as well as a tiled splash back, vanity mirror and tiled double cubicle shower with glass screen and chrome fittings. Heated towel rail and laminate timber flooring.

BEDROOM TWO

A spacious double bedroom comprising of plush carpets, built-in wardrobes and two front aspect double glazed windows, one of which is full length and could be converted to a Juliette balcony.



BATHROOM

Three piece family bathroom comprising of a white ceramic WC with push button flush, white ceramic pedestal basin with chrome mixer tap, tiled splash back and vanity mirror above. White enamel bath with glass screen, tiled surround and chrome fittings. Laminate timber flooring and heated towel rail.

GARDEN

This property features a rear patio garden, currently teeming with plant life and bursting with colour.

This property benefits from a slightly larger garden than most and if you were to decide to take down the plant life, you would find yourself with a quaint patio area perfect for entertaining family and friends.

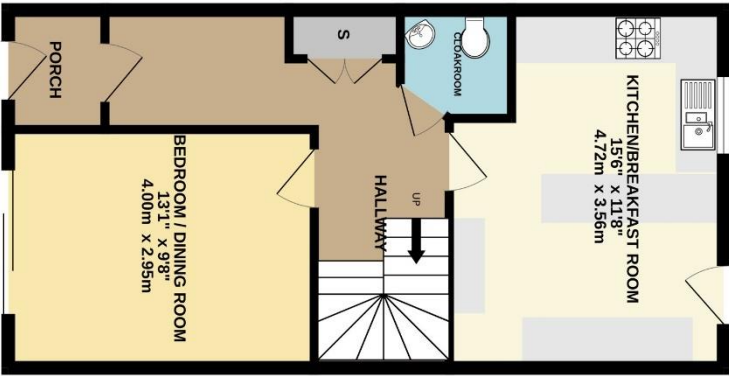
ADDITIONAL INFO

- 2 Allocated Parking Spaces
- Council Tax Band: E
- Annual Service Charge of £280.00
- EPC: 76 C

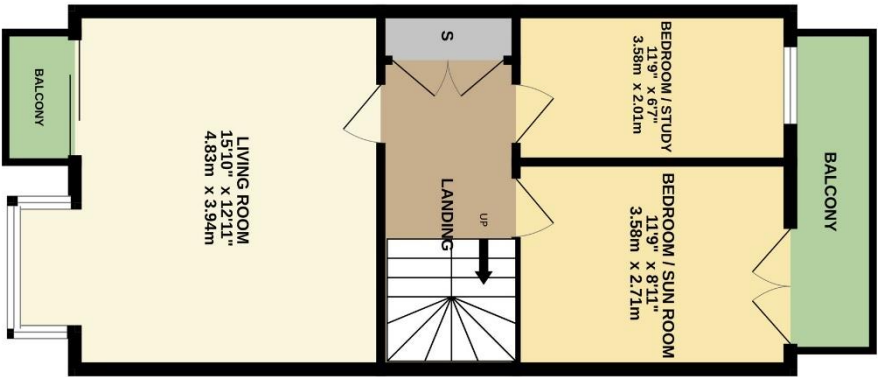




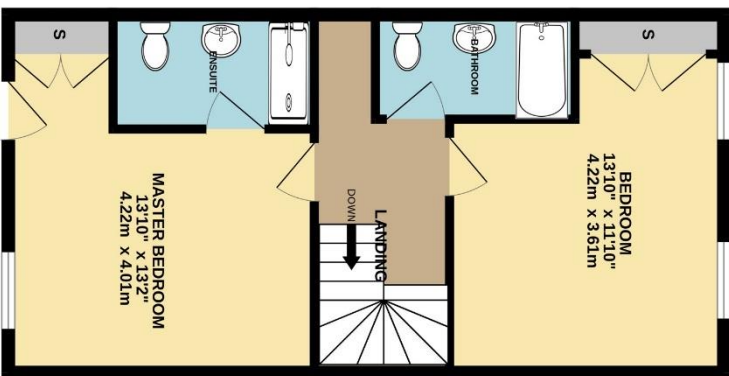
GROUND FLOOR



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. Measurements are taken to the face of walls, doors and windows. The services shown (including any prospective purchasers) are shown for information only and have not been tested and no guarantee is given as to their operability or efficiency can be given.
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