



**Conifer Close**  
Hythe, Southampton  
Asking Price Of - £215,000



- 2 Bed Top Floor Maisonette
- Quiet Location
- Private Garden
- Garage

**EPC Rating**

**E**



## Property Description

### ENTRANCE AND HALLWAY

As you enter the property from the white double glazed front door there is an entrance lobby with tiled floor. There is room for hall furniture and a useful built in storage cupboard- ideal for coats & shoes. The stairs lead you to the living accommodation.

### INNER HALLWAY

There is a landing, and hallway with access to all rooms. There is a full height storage cupboard.



### KITCHEN/DINER 9' 04" x 8' 10" (2.84m x 2.69m)

The modern kitchen has a tiled floor and has a range of floor and wall units in a gloss cream finish. There is room for a fridge freezer and the kitchen benefits from a large walk in larder. There is a built in electric oven, hob and extractor fan, and space and plumbing for a washing machine. There is a stainless steel 1 1/2 bowl sink with drainer and modern mixer tap. The open plan layout allows room for a dining table and chairs, and the large window overlooking the rear garden makes this a light and airy room.



#### LOUNGE 14' 05" x 12' 05" (4.39m x 3.78m)

The spacious lounge has a large window overlooking the front of the property. There is an attractive feature fireplace with a coal effect fire. There is ample room for sofas and lounge furniture and this is a light and airy, yet cosy room.

#### BEDROOM 1 12' 10" x 10' 03" (3.91m x 3.12m)

This spacious double bedroom has a window overlooking the rear garden. There is a built in full height wardrobe and ample room for a bed and bedroom furniture.

#### BEDROOM 2 12' 04" x 9' 07" (3.76m x 2.92m)

This second double bedroom is a good size. It has a window overlooking the front of the property.

#### BATHROOM 6' 08" x 5' 05" (2.03m x 1.65m)

The bathroom has fully tiled walls with an attractive mosaic design. The floor is tiled and there is a privacy window to the rear. The bathroom has a modern white suite. There is a bath with shower over and a shower screen. There is a wash basin and a low level W.C, and a heated towel rail.

#### GARDEN

The property benefits from a private rear garden. There is a patio area and some of the garden is terraced with steps. The garden is well secluded with fence and mature trees to the sides and a brick wall to the rear.

#### GARAGE

The property comes with a garage in a block with up and over door. There is off street parking directly outside of the property.

#### PROPERTY INFORMATION

This maisonette has gas central heating and double glazing throughout. It is light and airy and the rooms are all of generous size. There are 999 years left on the lease and the EPC rating is currently E.

The property would make an ideal home for a couple or a young family, or would make a good investment as a rental property.

Conifer Close is a quiet cul-de-sac on the popular Hollybank estate. The market town of Hythe is a short walk away, and has a supermarket, post office and a good range of independant shops and restaurants. There are good bus routes, transport links and the historic Hythe ferry and pier train linking directly to Southampton City Centre. With the local beaches of Lepe and Calshot close by, and on the edge of the New Forest National Park, Hythe is a sougafter area to live.

### 1ST 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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