



## 6a Knightwood Road

Hythe, Southampton

Asking Price Of - £215,000



- SPLIT LEVEL FIRST FLOOR FLAT
- THREE GOOD SIZED BEDROOMS
- OPEN PLAN LOUNGE/DINING AREA
- GOOD SIZED KITCHEN

**EPC Rating**

**C**



## Property Description

**FIRST FLOOR LANDING** Storage cupboard, Access to loft space. Radiator, Doors to all further rooms.

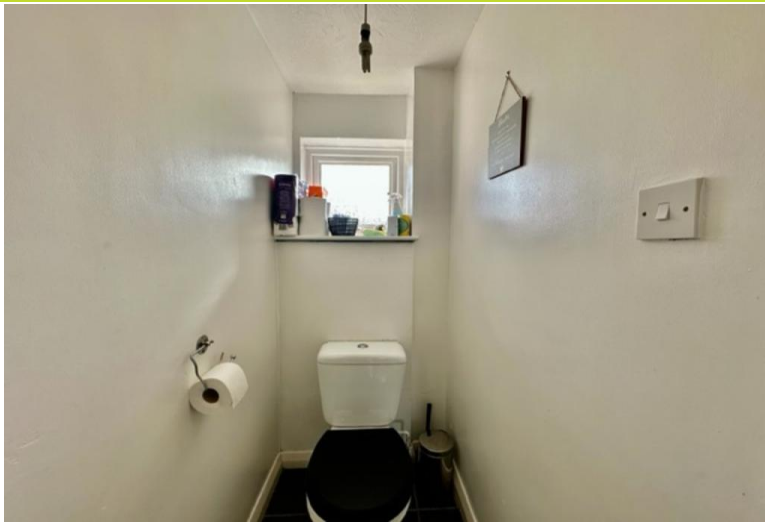
**BEDROOM THREE** 9' 8" x 7' (2.95m x 2.13m) Double glazed window to the rear aspect. Built-in wardrobes , Radiator, Television aerial point.

**SEPERATE W.C.** Low level WC. Tiled flooring. Double glazed obscured window.

**EXTERNAL** There are external steps leading up to the UPVC double glazed front door. There is a car park with permit holder parking, and additional spaces for visitors.

**ENTRANCE HALL** As you enter the property the hallway has a tiled floor and there is room for coats and shoes storage. There are stairs leading to the first floor and doors leading to the kitchen and to the lounge. There is a useful space under the stairs currently used as a study area, and there is a separate full height built in cupboard.





**LIVING ROOM 17' 11" x 10' 07"** (5.46m x 3.23m) The living room has 2 windows overlooking the rear of the property, allowing lots of natural light into the room. There are 2 radiators, and there is ample space for sofas and living furniture. The living room has an open plan aspect and leads to the dining room.



**DINING ROOM 10' 11" x 8' 5"** (3.33m x 2.57m) The dining room area is accessed from the lounge and from the kitchen, giving an open plan feel. The floor is tiled, giving some separation from the carpeted living area, and there is plenty of room for dining furniture. The dining room currently houses a large dining table and chairs, and there is also a useful breakfast bar, giving extra useful work space, and dining options.

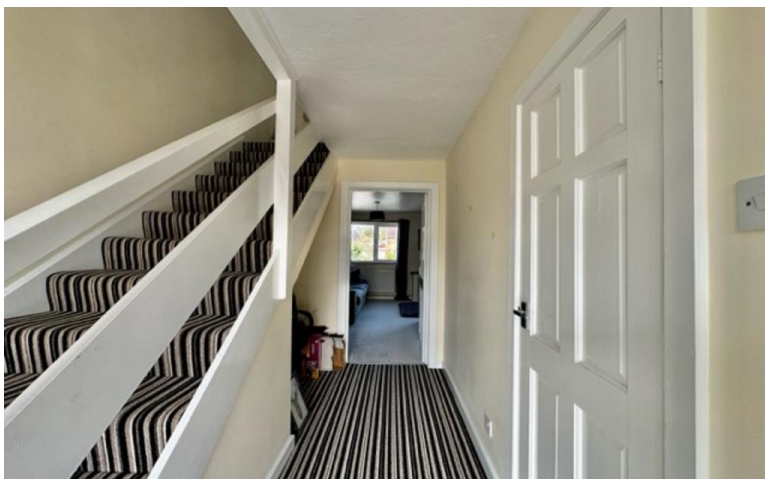
**KITCHEN 11' 02" x 9' 09"** (3.4m x 2.97m) The spacious kitchen is accessed from the hall and from the dining room. There is a range of modern cream gloss base and wall units, co-ordinated with black marble effect worktops, and white wall tiles. There is a large window to the front of the property making this a light and airy room. There is space for a cooker, a fridge/ freezer, and there is space and plumbing for a washing machine. There is a stainless steel sink with drainer and the floor is tiled.



**MASTER BEDROOM 13' 03" x 11' 01"** (4.04m x 3.38m) The master bedroom has a lovely big window overlooking the rear of the property. There are 2 separate full height built in wardrobes and ample room for bedroom furniture.

**BEDROOM 2 12' 7" x 11' 2"** (3.84m x 3.4m) Another good sized room, bedroom 2 has a window to the front with a radiator under. There is a full height built in wardrobe.

**BEDROOM 3 9' 9" x 6' 11"** (2.97m x 2.11m) This bedroom has a window to the rear with radiator under. There is a built in full height wardrobe.



**BATHROOM 6' 8" x 9' 9"** (2.03m x 2.97m) The bathroom has a bath with electric shower over, and there is a shower screen. There is a wash hand basin and the walls are part tiled. The floor is tiled and there is a chrome heated towel rail. There is a privacy window allowing natural light into the room. The bathroom is adjacent to the separate toilet and could be converted into 1 large family bathroom if preferred.



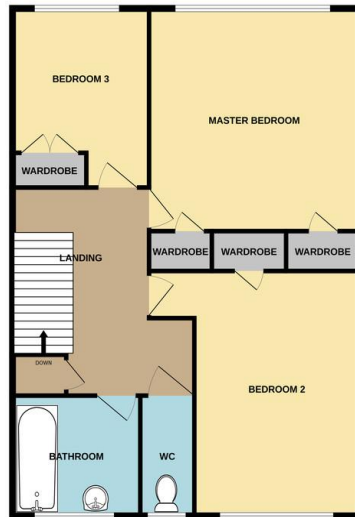
TOILET 6' 00" x 2' 11" (1.83m x 0.89m) The separate toilet has a low level W.C and there is a small privacy window. The toilet is adjacent to the bathroom and could be converted into 1 large family bathroom if desired.

PROPERTY INFORMATION The long lease has approx 950 years left to run, and the ground rent is just £100 per annum. The New Forest Tax Band is B. The maisonette is situated in a popular residential area and there are schools, shops and amenities close by. The popular market town of Hythe is just minutes away and is on the edge of The New Forest National Park, and near to the local beaches of Lepe and Calshot. Hythe has a good range of shops, restaurants and local amenities and a waterfront promenade overlooking Southampton water. With the historic pier and ferry to Southampton, and good transport links Hythe is a great place to live

ADDITIONAL INFORMATION The apartment would make an ideal investment opportunity for rental commanding a monthly rental of £1295,00-£1195.00 PCM

GROUND FLOOR

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 vendors, agents and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreplan 12/2014

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