



21 Prospect Place *Hythe, Southampton, SO45 6AT*



SPENCERS





21 PROSPECT PLACE

HYTHE • SOUTHAMPTON

A unique opportunity to acquire this charming Grade II listed property, situated in a highly sought after position adjacent to Hythe Marina, offering stunning sea views and a short stroll from the cobbled High Street. The property is currently utilised as two apartments, a ground floor and first floor offering great potential multi generational living or income potential. The property could easily be converted back to a spacious four bedroom house if the next owner so wished.

Offered to the market with no onward chain, this property must be seen to be fully appreciated!

£795,000



4



2



3



Ground Floor



The Property

Currently divided into two lovely apartments, the ground floor apartment offers two spacious double bedrooms, a sitting room with bay window to the front aspect allowing for ample light and wonderful sea views, a kitchen/diner with stand-alone cooker, space for a dishwasher and fridge/freezer and a dining table.

The bathroom is situated to the rear of the apartment with bath, separate shower cubicle, pedestal wash basin and WC.

There is also a utility room accessed outside the back door with plumbing for a washing machine and space for a tumble dryer.



The first floor accommodation also currently offers two double bedrooms, a fitted kitchen with wood effect work surfaces over including a range of units to base and wall height, electric oven with four ring electric hob and integral fridge.

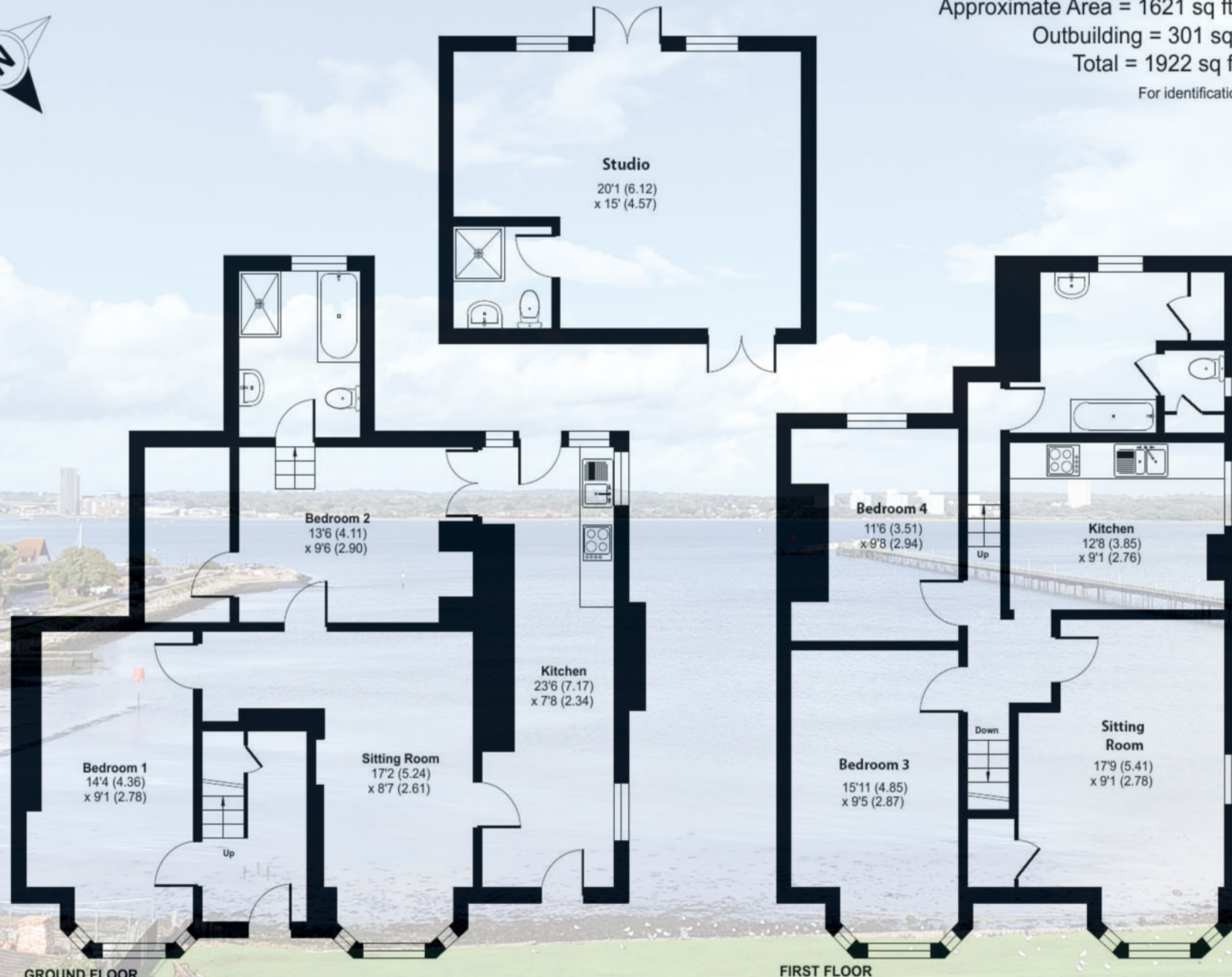
There is a family bathroom at the end of the landing with cast-iron roll-top bath with shower attachment, fireplace, pedestal wash basin, airing cupboard with boiler, window to rear elevation with wood panelled walls.

The sitting room and front bedroom both have bay view windows mirroring the ground floor apartment, both enjoying sweeping views of the marina and pier.

Please note there is a flying freehold in relation to the bedroom at the back of the property that is located over an area of the kitchen in the adjoining property.



Approximate Area = 1621 sq ft / 150.5 sq m
Outbuilding = 301 sq ft / 27.9 sq m
Total = 1922 sq ft / 178.4 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©n|cheom 2025.
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First Floor



Grounds & Gardens

To the rear of the driveway is a converted brick built garage, utilised currently as a studio with the potential for many additional uses, which houses a small kitchen sink and space for a washing machine, shower room and ancillary accommodation. French doors open out to the pretty rear walled garden.

A large gravelled driveway provides ample off road parking for several vehicles and access to the converted garage. The private walled garden is a lovely feature to this property and is primarily laid to lawn and interspersed with shrubs and trees.

Additional Information

Tenure: Freehold

Council Tax Band: C

Energy Performance Rating: Not required as Grade II Listed.

Services: Mains gas, electric, water and drainage

Heating: Gas central heating

Property Construction: Standard construction

Flood Risk: High

Conservation Area: Hythe

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom). There is not currently a broadband connection in the upstairs apartment.



Directions

From our office head out of Brockenhurst towards Beaulieu on the B3055 from Mill lane and continue up this road until you pass through Beaulieu village and onto Palace Lane which continues onto the Beaulieu Road. Go straight over the round about and head through Dibden Purlieu into Hythe and follow the Beaulieu Road. Continue onto Langdown Lawn, then continue onto Southampton Rd, turn right onto Jones Lane. At the roundabout, take the 2nd exit onto Prospect Place and 21 is the first house on the right.

Situation

The property is situated opposite the marina village, making the property ideal for boating enthusiasts and benefits from magical sea views.

Hythe is a lovely Village nestled between the New Forest and Southampton, located on the western shores of Southampton Water. The Village Centre with pretty Georgian High Street offers a good range of interesting shops and services, including a Waitrose in the shopping precinct and also benefits from ample parking and pleasant traffic free precincts. There are plenty of places to eat and drink and boasts a lovely promenade walk along the sea front.

There is an array of shops, bars and restaurants within West Quay shopping centre in Southampton which is just a 25 minute car journey away and further ideal shopping such as Costco and Ikea.

The property is located in a quiet area with minimal road noise. The bus service is approximately 20 minutes to Southampton.

Important Notice

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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