



**Rosebery Avenue**

Hythe, Southampton

**1 Bedroom  
First floor flat**

**£160,000 Leasehold**







## Rosebery Avenue, Hythe, Southampton, SO45 3GY

### Description

- Built 2009
- Modern presentation
- Bathroom with shower
- Gas Central Heating
- Large open plan garden
- 1 bedroom first floor flat
- Modern kitchen
- UPVC double glazing
- Driveway for 3+ cars
- PROPERTY REFERENCE: 1789

Another Parkers' exclusive! Our properties are not available elsewhere, so contact Parkers Lettings for expert advice and assistance.

**Built in 2009, this one bedroom first floor flat is beautifully presented and an ideal first time or investor purchase.**

**There is full gas-fired central heating, UPVC double glazing, a modern kitchen and bathroom - complete with shower, whilst outside there is a private driveway for 3+ cars and a large, open-plan lawned area, together with a more private gravelled area.**

**Agents notes:** The property is currently rented and being sold with vacant possession with 2 x month's notice or with the incumbent tenant. For the investor buyer, details of the current tenancy are available on application.

**Tenure:** Leasehold. 125 years from 14 October 2010 (approximately 110 years remaining). £0 ground rent payable.

**Agents notes:** An annual charge, currently £75, is paid to Butts Ash Woods Residents Association Ltd in respect of the upkeep of local grass verges, etc.

**EPC rating:** 'C'.

**Council Tax:** Band 'B'. New Forest District Council (Hythe & Dibden) £1,821.03 for year 2025 / 2026.

**Locality:** Hythe & Dibden

The village of Hythe can be found to the West of Southampton, about 8 miles by road, nestled between the edge of The New Forest and Southampton Water. It's a bustling place to explore, with wide variety of individual shops, that you simply don't find on the High Street these days, together with an abundance of eateries and traffic-free precincts. The waterfront offers spectacular views towards Southampton, with Hythe's historic pier offering a ferry link to and from the City centre every half-hour or so, although this service is currently suspended.

**Directions:** Starting from our offices in Totton, SO40 3SG. Total : 7.7 miles (17mins)

1. Drive northwest. (0.00 miles)
2. Turn right onto Salisbury Road/A36. (0.0 miles)
3. Enter the roundabout and take the 3rd exit onto Ringwood Road/A336. (0.0 miles)
4. Enter the roundabout and take the 1st exit onto Maynard Road. (0.0 miles)
5. Bear right onto Junction Road. (0.0 miles)
6. Turn left onto High Street/B3076. (0.00 miles)
7. Turn right onto Eling Lane. (0.0 miles)
8. Turn right onto Rose Road. (0.0 miles)
9. Turn right onto Bartram Road. (0.00 miles)
10. Turn left onto Totton Bypass/A35. (0.0 miles)
11. Enter Rushington Roundabout and take the 1st exit onto Marchwood Bypass/A326. (4.0 miles)
12. Enter the roundabout and take the 1st exit onto Main Road. (2.0 miles)
13. Turn left onto Deerleap way. (0.0 miles)
14. Turn right. (0.00 miles)
15. You have arrived at your destination. (0.00 miles)

**Hours of business:** We're open for business Monday - Friday 9.15am - 5.00pm. Late Wednesday 6.30pm. Saturday, our office is open 10.15am - 1.00pm and 2.00pm - 5.00pm for viewings only. Sunday, Closed.

#### **When is stamp duty paid?**

In England and Northern Ireland, no stamp duty is due on the first £250,000 of a main residential property - though that threshold is £425,000 if you're a first-time buyer. Note: The £425,000 first-time buyer stamp duty threshold does not apply if the property you are buying costs more than £625,000.

If buying as your main residence, the rates are:

£250,001 - £925,000 @ 5%  
£925,001 - £1,500,000 @ 10%  
£1,500,001 + @ 12%

If buying as a second home or investment, the rates are:

£250,001 - £925,000 @ 8%  
£925,001 - £1,500,000 @ 13%  
£1,500,001 + @ 15%

From 1st April 2025, there will be several changes coming into effect:

The nil rate threshold which is currently £250,000 will return to the previous level of £125,000. The nil rate threshold for first-time buyers which is currently £425,000 will return to the previous level of £300,000.

The maximum purchase price for which First-Time Buyers Relief (a reduced stamp duty rate) can be claimed is currently £625,000 and will return to the previous level of £500,000.

**A bit about us:** Here at Parkers, we know that you have many options to consider when it comes to choosing an agent, but we like to think that we offer you more than your standard agent. We're local specialists so when you want lettings, sales and property management services in Totton, Romsey and Southampton, we are second to none. We take immense pride in supporting the local community and playing our part in helping people take the next step in the market. Whether you need advice on where and when to buy-to-let, where to rent or you require assistance in reaching out to prospective buyers and tenants, we can help you. We place a strong emphasis on customer relationships, and we take the time to find out what you want to achieve.

If you're looking to sell your rented property, we're uniquely placed to help with our many hundreds of local landlords. By selling to another investor, it is often possible to keep your tenant in place, ensuring you receive rental income up to the very last day of your ownership, with the buyer receiving a return on their investment from the very next day. Our marketing comprises the best mix of technology, with video tours, floorplans and internet advertising, together with a nod to our heritage with good old fashioned estate agency practices.





### **Accommodation Comprises:**

Communal Hallway

Heated communal hallway shared with the ground floor flat. Stairs to the first floor landing.  
Front door to:

### **Living Room / Kitchen : 9.22' x 25' (2.81m x 7.62m)**

Kitchen area: Modern oak-effect eye and base level storage cupboards, with a dark laminated work surface and projecting breakfast bar. Single electric oven, 4-ring gas hob and stainless steel extractor hood. Space for washing machine, refrigerator and freezer. Gas-fired combination boiler.

Living Room area: Wood laminate flooring, Sky television aerial, telephone aerial socket. Large built-in storage cupboard for ironing board, vacuum cleaner, etc.

### **Bedroom : 8.23' x 11.98' (2.51m x 3.65m)**

Double-size bedroom with built-in double wardrobe. Chest of drawers to remain, plus further built-in corner shelving unit . Ample power points. Access to:

### **Boarded Loft Space**

Via folding loft ladder. The loft is fully board and lit and with power point.

### **Bathroom : 9.68' x 5.41' (2.95m x 1.65m)**

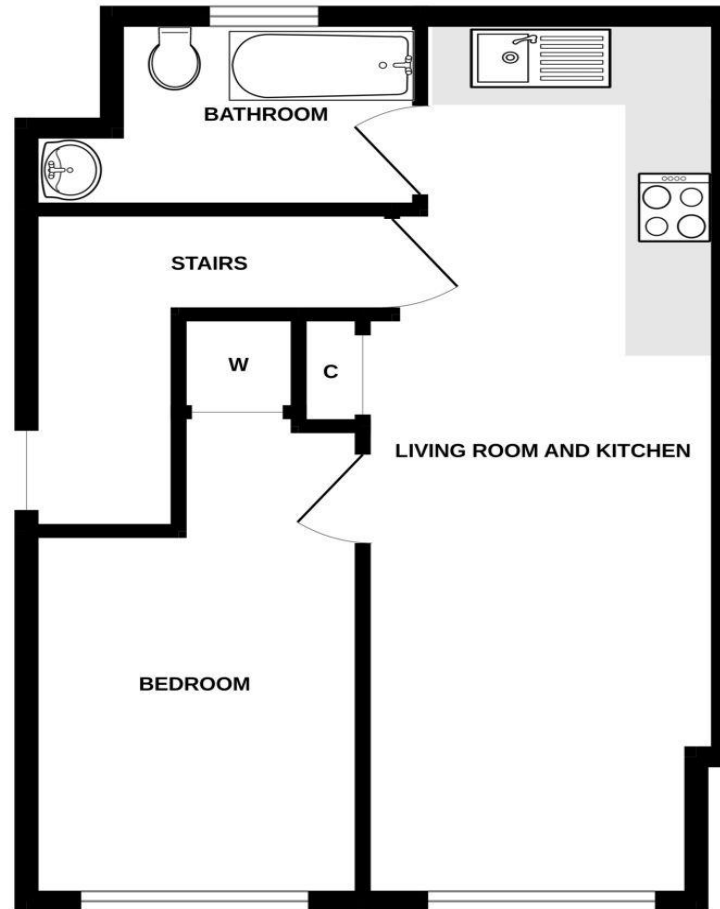
Bathroom, Modern white-coloured suite with mixer shower (fed directly from the boiler) providing endless hot water. Low level WC and pedestal wash basin. Chrome stepladder-style radiator.

### **External**

Gravelled driveway for 3+ cars. Large open-plan lawned area to the front.



FIRST FLOOR FLAT



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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Certificate Number : 2277-3932-1209-0857-5204

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79	79
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2277-3932-1209-0857-5204>



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