



**Rosebery Avenue**

Hythe, Southampton

**1 Bedroom  
ground floor flat**

**£165,000 Leasehold**







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

### Description

- One bedroom ground floor flat
- Modern bathroom with shower
- Gas central heating
- Private garden with shed
- EPC rating: C
- Modern kitchen with oven, hob, hood
- Double bedroom
- Double glazing
- Private driveway for 3 x cars
- PROPERTY REFERENCE: 1741

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

Built in 2009, this one-bedroom ground 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, 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 Entrance

Shared with just one other flat. Private front door to:

Kitchen / Living Area : 12.01' x 18.01' (3.66m x 5.49m)

Open plan Living area with large windows to make a bright and airy room, double built-in cloak cupboard. The Kitchen comprises modern eye and base level storage units, electric oven, gas hob and extractor hood.

Bedroom : 12.66' x 9.22' (3.86m x 2.81m)

Double bedroom with outlook onto private garden and woodland views beyond.

Bathroom : 8.86' x 5.91' (2.70m x 1.80m)

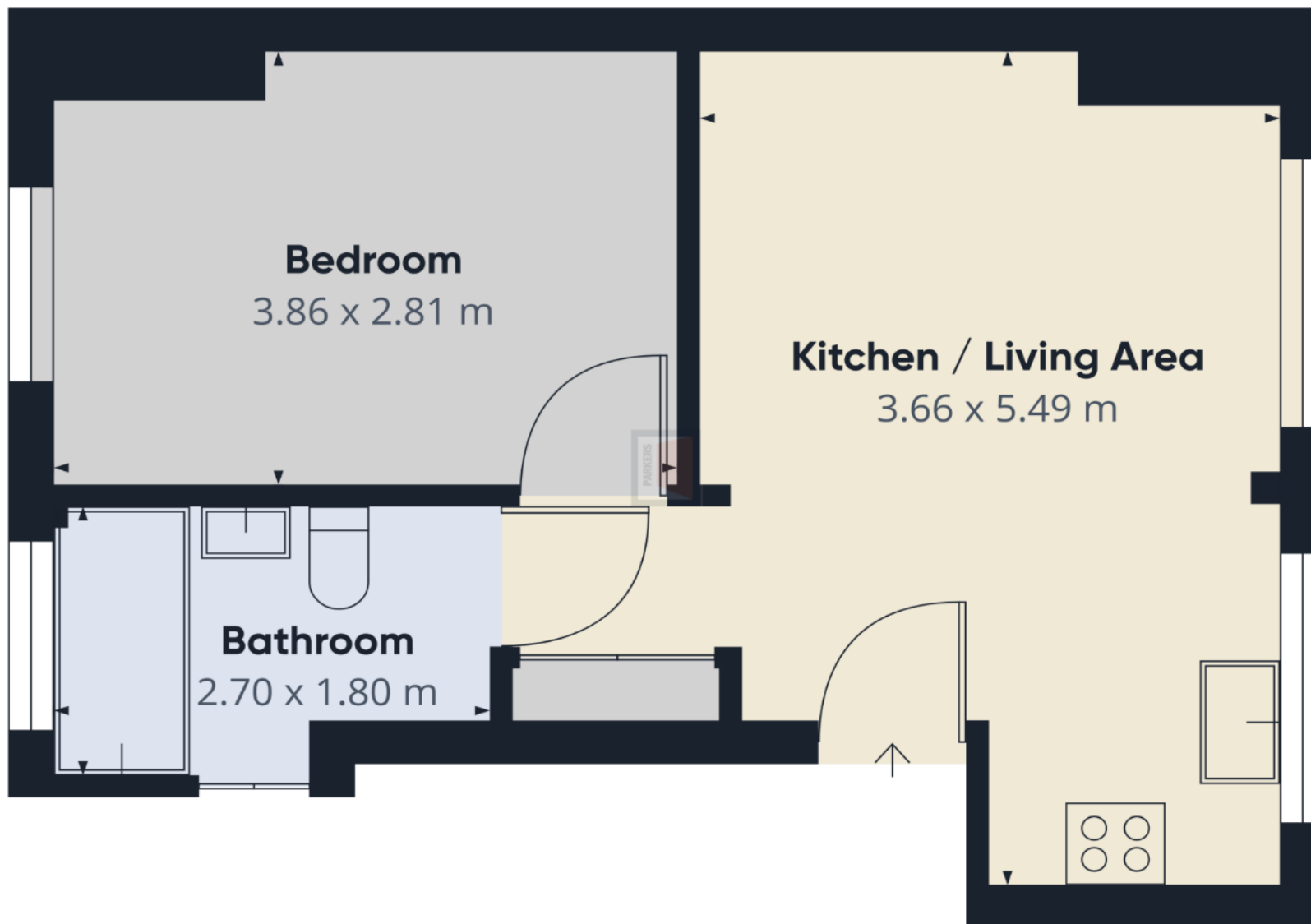
Modern white-coloured bathroom suite comprising square 'P' shaped bath with shower over and glass screen, basin with vanity cupboard underneath, low level WC. Built-in cupboard with space and plumbing for washing machine and space and vent for tumble drier.

### External

Rear garden, private rear garden laid to shingle, rotary washing line and good-sized shed to remain. Surrounded by woodland.

Parking, private driveway to the front of the property for 3 x cars.





GIRAFFE360

Certificate Number : 4437-9529-9309-0427-2226

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/4437-9529-9309-0427-2226>



1, Salisbury Road Arcade, Totton  
SOUTHAMPTON, SO40 3SG  
telephone : 023 8086 8578  
email : info@parkersletttings.com  
parkersletttings.com

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