



## 18 Sycamore Drive, Holbury

Holbury, Hythe, Southampton SO45 20A

- DETACHED BUNGALOW
- CORNER PLOT
- CUL-DE-SAC
- GARAGE
- KITCHEN/BREAKFAST ROOM
- 3 BEDROOMS
- CONSERVATORY
- BEAUTIFUL PRIVATE GARDEN
- OFF-ROAD PARKING
- 1 BATHROOM

Guide Price £350,000 Freehold





## ENTRANCE HALL

a welcoming entrance hall gracefully guides you to every corner of the property and provides immediate access to a kitchen and dining area, a spacious living room, all three bedrooms and the bathroom.

## KITCHEN

A thoughtfully designed kitchen that leads directly to the garden, bathed in natural light, the space boasts a large glass door and window. The kitchen also features ample storage, ensuring everything has its place, with generous room for a dining table where friends and family can gather for meals.

## LIVING ROOM

The heart of the home is the inviting living room, with a lovely fireplace and double glass doors that provide access to the conservatory. Natural light is provided through a large window, creating a bright and uplifting atmosphere.

## BATHROOM

The bathroom is fitted with a modern shower, while a generously sized window allows natural light to pour in, creating an inviting and airy atmosphere.

## 3 BEDROOMS

Each bedroom offers ample storage to ensure a clutter-free environment. Large windows throughout the home flood the bedrooms with natural light, highlighting the thoughtful layout as well as radiators that provide warmth and comfort.

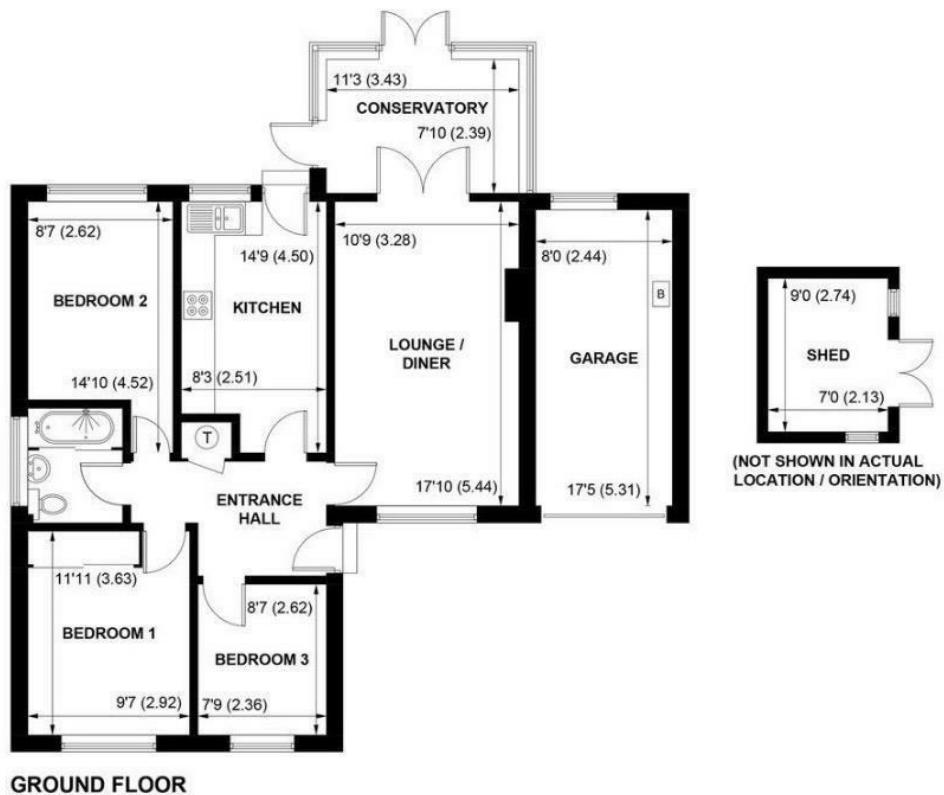
## CONSERVATORY

From the living room is a modest conservatory, thoughtfully designed to capture an abundance of natural light from every angle. Adorned with curtains, this charming space provides the ideal setting to relax, entertain, or simply savour the panoramic views across the well-maintained garden.





Local Authority **NFDC**  
Council Tax Band **D**  
EPC Rating **D**



APPROXIMATE GROSS INTERNAL AREA = 853 SQ FT / 79.3 SQ M  
OUTBUILDING / GARAGE = 203 SQ FT / 18.9 SQ M  
TOTAL = 1056 SQ FT / 98.2 SQ M

## Citrine Estates Office

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## Contact

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.