



29 Langdown Road, Hythe SO45 6EX

paul jeffreys



AN OLDER STYLE SEMI-DETACHED HOUSE with large garden offering scope for improvement. Gas central heating, refitted shower room, 2 double bedrooms, drive with garage, double glazed windows & doors. NO CHAIN.

ACCOMMODATION

Entrance hall, lounge, dining room, kitchen, 2 double bedrooms, shower room.

ENTRANCE HALL Part glazed front door, side aspect window, stairs with open storage space below, radiator, smooth plastered ceiling, thermostat control.

LOUNGE c.3.88m x 3.28m (12'9" x 10'9"). Electric coal effect fire, double radiator, glazed double doors to:

CONSERVATORY c.2.89m x 2.72m (9'6" x 8'11"). Of UPVC construction being mainly glazed with glazed single door leading to rear garden.

DINING ROOM c.3.61m x 2.73m (11'11" x 9'). Front aspect walk-in bay window, radiator, smooth plastered ceiling, electric fire.

KITCHEN c.3.28m x 2.53m (10'9" x 8'4"). Comprising inset single drainer stainless steel sink unit with cupboards and drawers below, adjoining worktop with space for appliance below, base units with cupboards and drawers with worktops above and tiled splashbacks, range

of wall cupboards. 'Baxi' gas fired boiler, vented larder, two rear aspect windows, timber door leading to covered sideways.

LANDING Side aspect window, smooth plastered ceiling, hatch to loft space, eaves storage cupboard.

BEDROOM 1 c.4.54m x 2.76m (14'11" x 9'1"). Front aspect window, radiator, good sized built in cupboard.

BEDROOM 2 c.3.28m x 3.45m (10'9" x 11'4" incl. wardrobes). Rear aspect window, radiator, telephone point, range of full length built in wardrobes with sliding doors, smooth plastered ceiling.

SHOWER ROOM Refitted with white suite and fully tiled walls comprising pedestal wash hand basin, close coupled WC, fully enclosed fully tiled shower cubicle with plumbed in shower. Chrome heated towel rail, rear aspect window, large eaves storage cupboard.

OUTSIDE FRONT GARDEN: Block paved drive leading to **GARAGE** c.5.76m x 2.65m (18'11" x 8'8"). With power and light, rear aspect window and door to covered sideways. The front garden itself has a shingle area, flower and shrub beds, door leading to covered sideways, which gives open access to the **REAR GARDEN:** Measuring approx. 28m/93' in depth, large paved patio, greenhouse, pea shingle area, outside tap. Summerhouse, gate leading to vegetable garden with compost area and timber shed.



COUNCIL TAX BAND To be advised.

EPC RATING To be confirmed.

GROSS SQUARE MEASUREMENTS 83.7 sq. metres (900.9 sq. feet) approx.

TENURE The agents are advised this property is FREEHOLD.

NOTE Paul Jeffreys have not tested any appliance mentioned in these particulars, including central heating and services and cannot confirm that they are in working order. All photographs are for guidance and items within the photographs may not be included in the sale.

DIRECTIONS Leave Hythe via New Road and after a short way take 2nd left into Langdown Road. The property will found a short way along on the left, indicated by our For Sale board.

VIEWING STRICTLY BY APPOINTMENT

OPEN	Weekdays	9.00am – 6.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

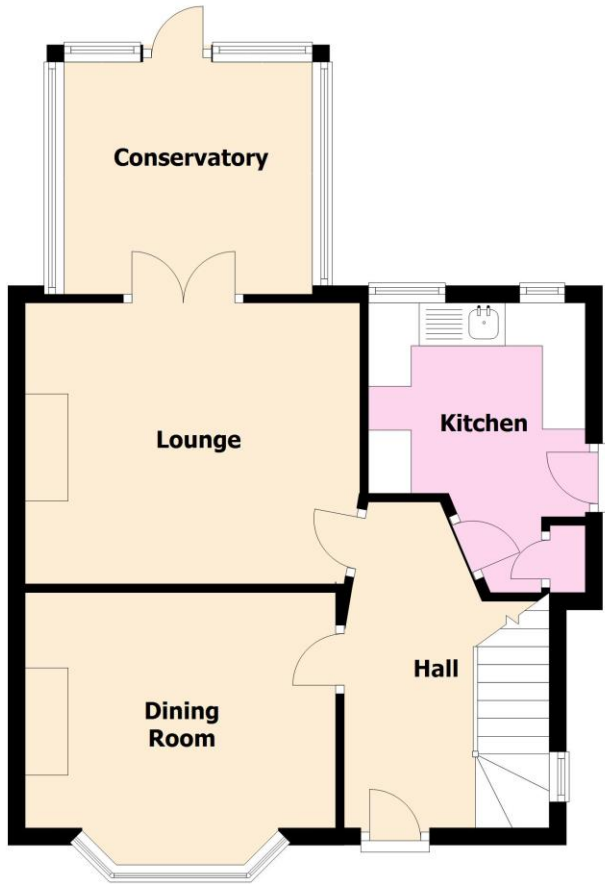
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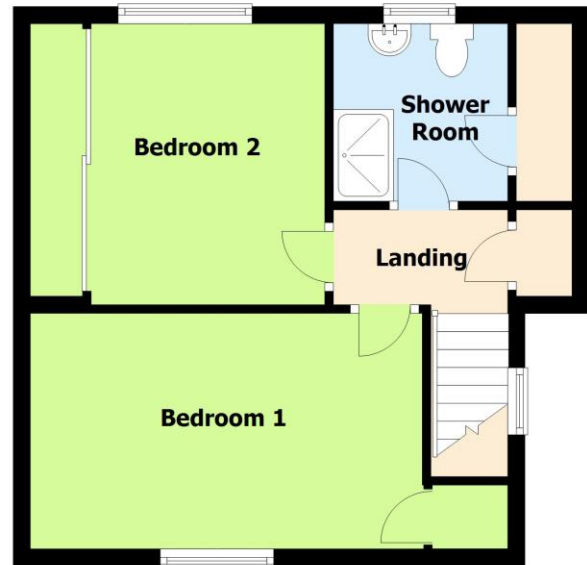
Ground Floor

Approx. 47.2 sq. metres (508.5 sq. feet)



First Floor

Approx. 36.5 sq. metres (392.4 sq. feet)



Total area: approx. 83.7 sq. metres (900.9 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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