



1 Emerald Crescent, Hythe SO45 6JX

paul jeffreys



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RARELY AVAILABLE, GROUND FLOOR APARTMENT
WITHIN STONE'S THROW OF WATERFRONT & SHORT
WALK OF HYTHE VILLAGE

Large lounge/dining room, gas central heating, shared
garden area, 2 allocated parking spaces. NO CHAIN.

ACCOMMODATION

Communal entrance hall, hall, lounge/dining room,
kitchen/breakfast room, 2 bedrooms, en suite shower
room, bathroom.

COMMUNAL ENTRANCE HALL With security entry front
door and further door leading to garden area.

ENTRANCE HALL Radiator, thermostat control,
entryphone. Two large storage cupboards, one housing
recently installed 'Worcester' gas fired combination boiler.

LOUNGE/DINING ROOM c.9.55m x 7.34m (31'4" x 24')
Note: These measurements are maximum as the room is
an L shape with angled walls. Front and side aspect
windows, full height wide window overlooking patio,
glazed door leading to patio. Three radiators, TV and
telephone points.

KITCHEN/BREAKFAST ROOM c.4.05m x 3.17m (13'3" x
10'5"). Comprising inset stainless steel single drainer 1.5
bowl sink unit, adjoining worktops with cupboards below
and 'Baumatic' integrated washer/dryer, range of base
units with cupboards and drawers with worktops above

with concealed lighting over, tiled splashbacks, range of
wall cupboards with shelving, 'Whirlpool' stainless steel gas
hob with stainless steel extractor hood over and stainless
steel 'Whirlpool' electric oven and grill below. Space for
fridge/freezer, kick plate heater, tiled floor, TV point, front
aspect window.

BEDROOM 1 c.4.25m x 2.72m (13'11" (inc. wardrobes x
8'11"). Rear aspect window, radiator, full width range of
wardrobes, door to:

EN SUITE White suite comprising close coupled WC,
pedestal wash hand basin, tiled splashbacks, shower
cubicle with 'New Team' shower, shaver socket, extractor
fan, radiator.

BEDROOM 2 c.4.05m x 3.17m (13'3" x 10'5"). Front
aspect window, radiator.

BATHROOM White suite comprising panelled bath, pedestal
wash hand basin, close coupled WC, part tiled walls, shaver
socket, radiator, recessed downlighters, extractor fan, rear
aspect window.

OUTSIDE There is a pea shingle area to the front of the
block. Private patio approached from lounge. To the rear
there is a pea shingle area of garden, which is shared with
the two apartments above. Pedestrian gate leading to
parking area where there are TWO ALLOCATED PARKING
SPACES.



COUNCIL TAX BAND 'D' – payable 2017/18 - £1,620.15.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 93.3 sq. metres (1,004.2 sq. feet) approx.

TENURE The agents are advised this property is LEASEHOLD. The property is held on the residue of a 125 year lease from October 2001. There are two maintenance charges, one to Britannia Gate for £1,495.21pa and the other to Shipyard Estate for £323.07 pa The buildings insurance is included within the maintenance charge to Britannia Gate. The ground rent is currently £125 pa, although this increases every 25 years, so in 2026 it will rise to £250 pa.

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 From our office proceed via St. John's Street turning left into Shore Road. Take 1st left into Scott-Paine Drive and as the road bends to the left Emerald Crescent will be found immediately on the left hand side, with No. 1 being on the corner, 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

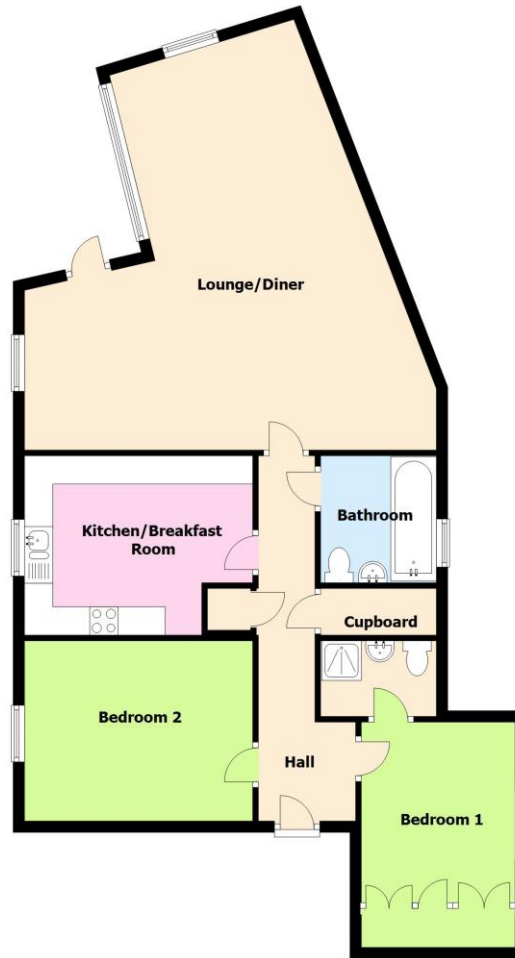
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Ground Floor

Approx. 93.3 sq. metres (1004.2 sq. feet)



Total area: approx. 93.3 sq. metres (1004.2 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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