



17 Waterside, Hythe SO45 6AD

paul jeffreys





## 17 Waterside, Hythe

A DETACHED BUNGALOW WITHIN A STONES THROW OF  
HYTHE MARINA AND A SHORT LEVEL WALK OF HYTHE  
VILLAGE

UPVC double glazed windows, gas central heating, garage  
in block, NO CHAIN

### ACCOMMODATION

Entrance hall, lounge area, dining area, kitchen, inner  
hall, 3 bedrooms, bathroom

**ENTRANCE HALL** Part glazed UPVC front door, large  
cupboard with mirrored sliding doors, telephone point,  
radiator, access to loft with pull down ladder and door to:

**LOUNGE/DINING AREA**

**OVERALL MEASUREMENT** c.6.62m x 4.71m (21'9" x 15'5")

**LOUNGE AREA** Double French doors with full height  
glazed panels to either side leading to rear garden. Gas  
fire with back boiler, double radiator.

**DINING AREA** Radiator, high level side aspect window,  
airing cupboard with lagged tank.

**KITCHEN** c.4.15m x 1.79mm (13'7" x 5'10"). Comprising  
corner acrylic 1.5 bowl single drainer sink unit with one  
cupboard below and space and plumbing for automatic  
washing machine. Range of base units with cupboards  
and drawer with worktops above and tiled splashbacks.

Range of wall cupboards, double radiator, water softener  
and front aspect window. 'Range Master' range cooker  
(dual fuel), 'Siemens' washing machine, 'Bosch' fridge and  
'White Knight' dryer are all included.

**INNER HALL** Radiator, hatch to loft space with ladder,  
thermostat control.

**BEDROOM 1** c.3.81m x 3.50m (12'6" x 11'6"). Range of  
built-in furniture including wardrobes, bedside cabinets, box  
cupboards and chest of drawers. Double radiator and rear  
aspect window.

**BEDROOM 2** c.3.56m x 2.83m (11'8" x 9'3"). Radiator,  
wash hand basin and front aspect window.

**BEDROOM 3** c.2.57m x 2.22m (8'5" x 7'3"). Radiator,  
built-in cupboard and front aspect window.

**BATHROOM** Comprising corner bath with shower over, WC,  
wash hand basin, built-in cupboards, tiled walls, radiator  
and side aspect window.



## OUTSIDE

FRONT GARDEN: Block paved with inset flower beds. REAR GARDEN: All block paved interspersed with flower and shrub beds. Two sheds, one with power, canopy to lounge, outside tap and south westerly aspect. Pedestrian gate leading to GARAGE in adjoining block, Note: The tarmac area in front of the Garages is in the ownership of number 17.

COUNCIL TAX BAND 'D' - Payable 2017/18 - £1,620.15

EPC RATING 'D'

GROSS SQUARE MEASUREMENTS 80.4sq. metres (865.6sq. 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 Prospect Place and cross over the roundabout with Jones Lane and then turn first left into West Street and take the second turning on the right into Waterside and the bungalow will be found on the left hand side after the left hand bend.

## VIEWING STRICTLY BY APPOINTMENT

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

PMD/TW/7.17







## Ground Floor

Approx. 80.4 sq. metres (865.6 sq. feet)



Total area: approx. 80.4 sq. metres (865.6 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.

independent estate agents

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