



41 Hillview Road, Hythe SO45 5GN

paul jeffreys



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A FIRST FLOOR MAISONETTE, WITH DISTANT VIEWS OVER SOUTHAMPTON WATER

Gas central heating, double glazing, long lease, garage in block.
NO CHAIN

ACCOMMODATION

Entrance hall, landing, lounge, kitchen/breakfast room,
2 bedrooms, bathroom, garden

ENTRANCE HALL Part glazed UPVC door, meter cupboard, stairs to:

LANDING Storage cupboard, access to loft space.

LOUNGE c.4.41m x 3.97m (14'6" x 13'). Large front aspect window, fireplace with gas fire and tiled hearth, radiator.

KITCHEN c.2.90m x 2.68m (9'6" x 8'9"). Range of base units with cupboards and drawers, space for oven with extractor hood above, space for fridge/freezer and washing machine, 1.5 bowl sink unit, tiled splashbacks, larder cupboard housing 'Ideal' boiler, rear aspect window with distant views over Southampton Water.

BEDROOM 1 c.3.95m x 3.12m (13' x 10'3"). Radiator, airing cupboard with tank, rear aspect window with distant views over Southampton Water.

BEDROOM 2 c.3.97m x 2.95m (13' x 9'8"). Radiator, over stairs cupboard, front aspect window.

BATHROOM WC, pedestal wash hand basin, panelled bath with electric 'Redring' shower over with tiled surround, radiator, rear aspect window.

OUTSIDE REAR: Laid to lawn garden to rear with potential to put up fence, with shingle area to the rear, garden shed, mature hedge, integral storage cupboard to side of property. **FRONT:** When walking up path towards the property the concrete area and small lawned and hedge area to the right also belongs to the property.

COUNCIL TAX BAND To be advised.

EPC RATING 'C'.

TENURE LEASEHOLD – We are advised the property has the remainder of a 999 year lease from June 1960. The Ground Rent is £10 per annum.

GROSS SQUARE MEASUREMENTS 73.3 sq. metres (788.7 sq. feet) approx.

DIRECTIONS Leave Hythe via New Road, turn right into Mousehole Lane and at the end turn right and immediately left into Hollybank Crescent. Take 3rd turning left into Hillview Road and continue up the hill where the property will be found on the right at the top of the hill, indicated by our For Sale board.

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.

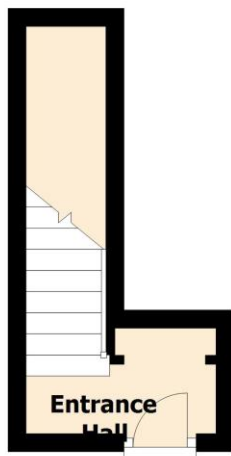
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK.

MJD/HC/1.18



Ground Floor

Approx. 5.4 sq. metres (58.3 sq. feet)



First Floor

Approx. 67.9 sq. metres (730.4 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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sales@pauljeffreys.co.uk

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