



46 Windrush Way, Hythe SO45 6JH

paul jeffreys



## 46 Windrush Way, Hythe

AN IMMACULATE & SUPERBLY PRESENTED PURPOSE BUILT FIRST FLOOR MAISONETTE, WITHIN WALKING DISTANCE OF HYTHE VILLAGE & WATERFRONT  
Extended lease, UPVC double glazed windows & doors, refitted kitchen & bathroom. NO CHAIN.

### ACCOMMODATION

Entrance lobby, lounge, kitchen, 2 double bedrooms, bathroom

**ENTRANCE LOBBY** Half glazed UPVC double glazed door & glazed side panels, tiled floor, stairs to:

**LANDING** Hatch to loft space, airing cupboard with lagged tank with timer, thermostat control.

**LOUNGE** c.4.09m x 3.85m (13'5" x 12'8 min. measurements). Two front aspect windows, radiator, coved ceiling, TV point & cabling for Sky TV.

**KITCHEN** c.2.94m x 2.80m (9'8" min. x 9'2"). Refitted with range of units comprising inset single drainer sink unit, space & plumbing for automatic washing machine, cupboards below, range of base units with cupboards & drawers with worktops above and tiled splashbacks, range of wall cupboards, one wall cupboard housing 'Worcester' gas fired boiler, 'Creda' gas hob with 'Creda' electric oven below, externally vented extractor hood above. Space for fridge/freezer, radiator, rear aspect window.

**BEDROOM 1** c.3.86m x 3.11m (12'8" x 10'2"). Front aspect window, radiator, TV cable, coved ceiling.

**BEDROOM 2** c.3.04m x 2.65m (10' x 8'8"). Rear aspect window, radiator, built in double wardrobe with mirrored sliding doors.

**BATHROOM** Refitted with white suite comprising panelled bath with fully tiled surround and mixer tap shower attachment over, wash hand basin in vanity unit, WC with concealed cistern, tiled floor, heated towel rail, shaver socket, smooth plastered ceiling, rear aspect window.

**OUTSIDE** There is an area of front garden, which is laid to lawn.

**COUNCIL TAX BAND** To be advised.

**EPC RATING** 'C'.

**TENURE** We are advised that the Lease has been extended for a term of 175 years from 1<sup>st</sup> October 2010. Ground Rent £100 per annum increasing by £100 every 25 years. Service Charge £500 per annum.

**GROSS SQUARE MEASUREMENTS** 61 sq. metres (666 sq. feet) approx.

**DIRECTIONS** Leave Hythe via New Road and on the junction with Southampton Road turn immediately left into Windrush Way. Proceed along Windrush Way and the property will be found near the end on the right hand side, 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.

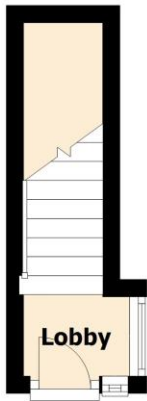
**VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK.**

PMD/HC/1.18



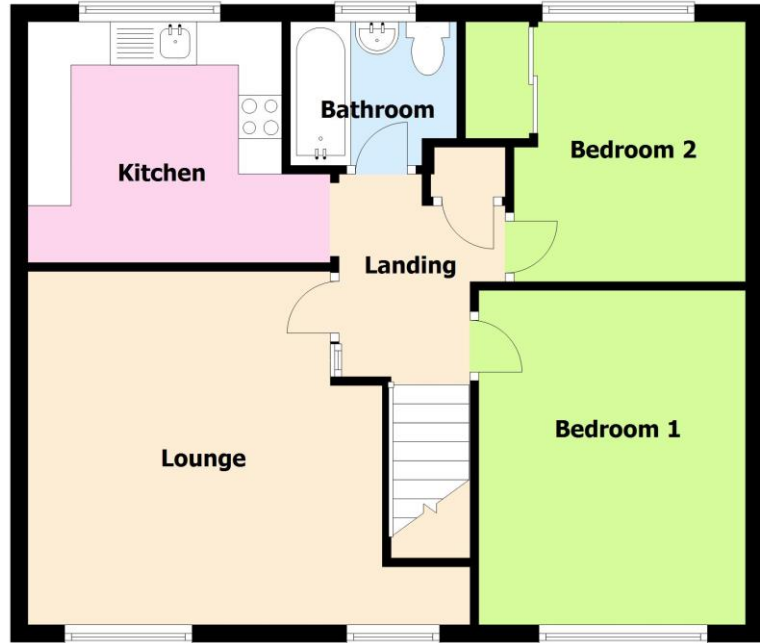
### Ground Floor

Approx. 4.0 sq. metres (43.4 sq. feet)



### First Floor

Approx. 57.9 sq. metres (623.2 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.

independent estate agents

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