



10 Langdown Road, Hythe SO45 6EH

paul jeffreys



A MUCH IMPROVED & EXTENDED END OF TERRACE
HOUSE, SITUATED WITHIN VERY SHORT WALK OF
HYTHE VILLAGE & WATERFRONT

Refitted kitchen, refitted bathroom, gas central heating,
UPVC double glazed windows & doors, 3 reception rooms,
utility room

ACCOMMODATION

Entrance hall, lounge, dining room, kitchen, utility room,
sun lounge, 3 bedrooms, bathroom

ENTRANCE HALL Half glazed UPVC front door, stairs with
cupboards below, wood laminate flooring, radiator, part
wood clad walls, front & side aspect windows.

LOUNGE c.4.25m x 3.19m (13'11" x 10'6"). Fireplace,
double radiator, half wood clad walls, smooth plastered
ceiling, glazed double doors with glazed side panels
leading to:

SUN LOUNGE c.3.43m x 2.41m (11'3" x 7'11"). Of UPVC
double glazed construction with solid pitched roof with
Velux window, glazed double doors leading to rear
garden, wood laminate flooring, open access to:

UTILITY ROOM c.2.41m x 2.01m (7'11" x 6'7"). Worktop
with plumbing for automatic washing machine and space
for tumble dryer, cupboard housing 'Vaillant' gas fired
boiler, cupboard below, double radiator, wood laminate
flooring, open access to:

KITCHEN c.3.29m x 2.14m (10'9" x 7'1"). Refitted with
range of cream Shaker style units comprising white enamel
1.5 bowl single drainer sink unit with one cupboard below
and integrated dishwasher, range of base units with
cupboards and drawers with worktops above and tiled
splashbacks, range of wall cupboards, space under worktop
for fridge and freezer, 'Smeg' gas 5 burner hob with
stainless steel extractor hood over, 'Siemens' oven below,
shelving, smooth plastered ceiling with recessed
downlighters.

DINING ROOM c.3.44m x 3.44m (11'3" x 11'3"). Two side
aspect windows, double radiator, smooth plastered ceiling.

LANDING Front aspect window, hatch to loft space.

BEDROOM 1 c.4.29m x 3.16m (14'1" x 10'4"). Two rear
aspect windows, radiator, smooth plastered ceiling.

BEDROOM 2 c.3.50m x 3.47m (11'6" x 11'5"). Two side
aspect windows, double radiator, smooth plastered ceiling.

BEDROOM 3 c.3.30m x 2.17m (10'10" x 7'1"). Rear aspect
window, radiator, smooth plastered ceiling.

BATHROOM Having been refitted with white suite with 3
fully tiled walls, comprising panelled bath with shower over,
pedestal wash hand basin, close coupled WC, smooth
plastered ceiling with recessed downlighters, radiator, wood
laminate flooring, side aspect window.



OUTSIDE FRONT GARDEN: Large lawned area, outside tap, concrete drive with parking for two cars, additional parking space for one car on shingle area, driveway leads to CARPORT with small area of garden to the side. The front garden is fully enclosed with fencing. **REAR GARDEN:** Lawned area, paved patio, fully fenced, shed covering access from front garden.

COUNCIL TAX BAND 'C' – payable 2017/18 - £1,440.13.

EPC RATING To be confirmed.

GROSS SQUARE MEASUREMENTS 98.5 sq. metres (1,060.7 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 From our office proceed out of Hythe along New Road and after bearing round the sharp right hand bend, take the next left into Langdown Road and the property will be found a short way along on the right hand side, 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

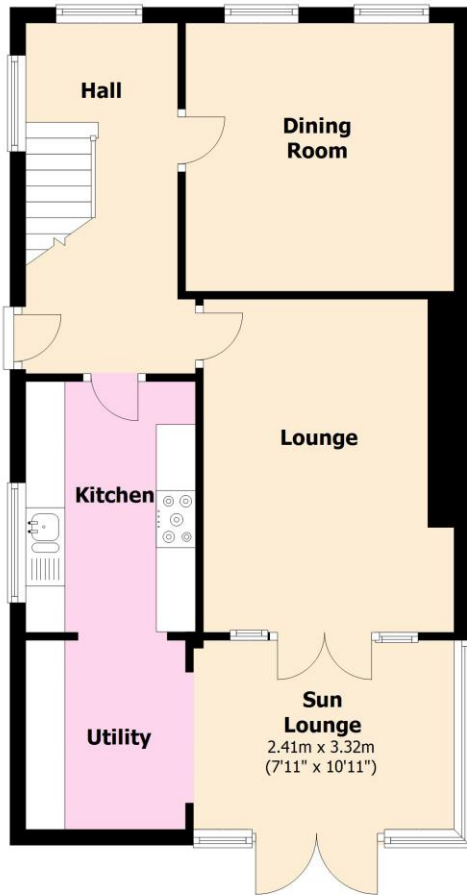
PMD/HC/2.18





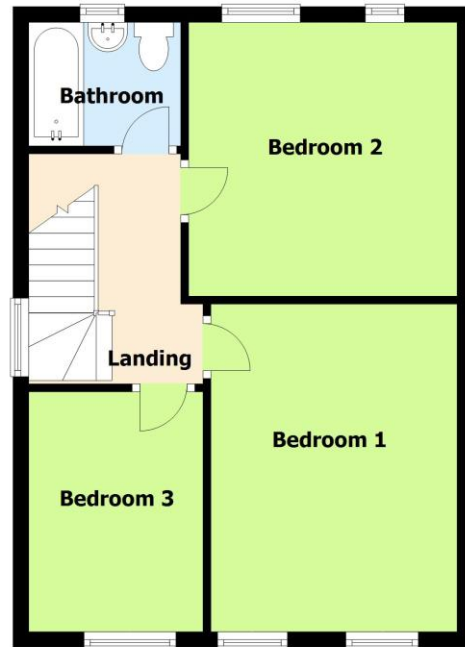
Ground Floor

Approx. 56.1 sq. metres (604.2 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.5 sq. feet)



Total area: approx. 98.5 sq. metres (1060.7 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

023 8084 8555

sales@pauljeffreys.co.uk

pauljeffreys.co.uk

Zoopa.co.uk

rightmove.co.uk
The UK's number one property website

paul jeffreys

Sales | lettings | land

Open 7 Days

 Paul Jeffreys Estate Agents

 @pauljeffreys92