



44 Waterside, Hythe SO45 6AB

paul jeffreys



44 Waterside, Hythe

A PURPOSE BUILT GROUND FLOOR FLAT,
WALKING DISTANCE OF HYTHE CENTRE, MARINA &
FERRY

Electric heating, garage in block. NO CHAIN.

ACCOMMODATION

Lounge, kitchen, dining area, bedroom, bathroom.

LOUNGE c.3.66m x 3.28m (12' x 10'9"). Night storage heater, TV point, open access to:

DINING/KITCHEN AREA c.4.80m x 2.21m (15'9" x 7'3"). Inset single drainer stainless steel sink unit with cupboards beneath and adjoining worktop with space beneath for washing machine, double wall cupboard over, further worktop with low level cupboards and drawers and space for refrigerator, double wall cupboard, space for cooker.

BEDROOM c.3.15m x 2.97m (10'4" x 9'9"). Airing cupboard with lagged hot water cylinder, night storage heater.

BATHROOM Part fully tiled, panelled bath with 'Heatrae Sadia' electric shower over, pedestal hand basin, low level WC suite, extractor fan.

OUTSIDE Garage in nearby block approached via Mount House Close. Communal garden.

COUNCIL TAX BAND 'A' – payable 2017/18 - £1,080.10.

EPC RATING 'E'.

TENURE LEASEHOLD. We are advised that the lease is held from 1965 for a term of 999 years, with an annual maintenance charge and ground rent of £750 from 1st April 2018.

GROSS SQUARE MEASUREMENTS 39.8 sq. metres (428.3 sq. feet) approx.

DIRECTIONS Leave Hythe via Prospect Place and at the mini roundabout take 2nd exit towards the Marina and 1st left into West Street. Waterside is the 2nd turning on the right.

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.

JRS/HC/2.18



Ground Floor

Approx. 39.8 sq. metres (428.3 sq. feet)



Total area: approx. 39.8 sq. metres (428.3 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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