



34 Hotspur Close, Hythe SO45 6DP

paul jeffreys



34 Hotspur Close, Hythe

A PURPOSE BUILT GROUND FLOOR MAISONETTE

Walking distance of Hythe centre, views over open fields to the rear, double glazing, electric heating, garage in block.

ACCOMMODATION

Entrance hall, lounge, kitchen, 2 double bedrooms, bathroom.

ENTRANCE HALL Wood laminate flooring, airing cupboard with lagged hot water cylinder & immersion heater, cloaks/broom cupboard.

LOUNGE c.4.42m x 3.71m (14'6" x 12'2"). Stone fire surround with pebble gas fire, TV point.

KITCHEN c.2.90m x 2.64m (9'6" x 8'8"). Part tiled walls, inset single drainer stainless steel 1.5 bowl sink unit with adjoining corner worktop, low level cupboards & drawers and space for washing machine, separate plumbing. Cooker space with gas point and adjoining worktop with low level cupboard, range of wall cupboards, larder cupboard.

BEDROOM 1 c.4.14m x 3.15m (13'7" x 10'4"). Double built in wardrobe cupboard, night storage heater.

BEDROOM 2 c.3.71m x 2.87m (12'2" x 9'5"). Night storage heater.

BATHROOM Fully tiled walls, refitted with panelled bath, having 'Mira Sprint' shower over, vanity hand basin, low level WC with concealed cistern, electric chromium heated towel radiator.

OUTSIDE Garage in block, with up and over door. Area of garden to the front laid to lawn. Pedestrian side access leads to the rear garden with paved patio, area of lawn, raised flower beds, ornamental fish pond.

COUNCIL TAX BAND To be advised.

EPC RATING To be advised.

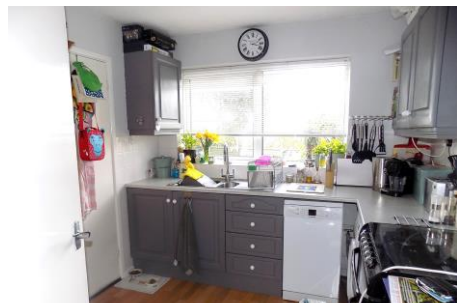
TENURE LEASEHOLD. We are advised that there is the residue of a 99 year Lease with an annual Ground Rent of £93.62. At the time of preparing these details we have not seen documentation to confirm this.

GROSS SQUARE MEASUREMENTS 66.2 sq. metres (712.7 sq. feet) approx.

DIRECTIONS Leave Hythe via Prospect Place and at the mini roundabout take 2nd exit into West Street and take 1st left (also West Street). Take 1st left into Westhill Drive and at the top of the hill turn right into Hotspur Close and turn 1st right (also Hotspur Close) where the property will be seen on the left at the end, approached via a walkway.

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/3.18



Ground Floor

Approx. 66.2 sq. metres (712.7 sq. feet)



Total area: approx. 66.2 sq. metres (712.7 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.

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023 8084 8555

sales@pauljeffreys.co.uk

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