



1a South Street, Hythe SO45 6EA

paul jeffreys



## 1a South Street, Hythe

### A 3 STOREY SEMI-DETACHED HOUSE IN HYTHE CENTRE WALKING DISTANCE OF ALL AMENITIES

Gas central heating, kitchen with appliances included, one parking space. NO CHAIN.

#### ACCOMMODATION

Entrance hall, cloakroom, lounge/dining room, kitchen,  
3 bedrooms, 2 en suite shower rooms, shower room.

**ENTRANCE HALL** Ceramic tiled floor, radiator.

**CLOAKROOM** Low level WC suite, pedestal hand basin, radiator.

**KITCHEN** c.3.20m x 2.69m (10'6" x 8'10" max. measurements). Inset 1.5 bowl single drainer enamel sink unit with adjoining worktops to 3 walls, range of low level cupboards & drawers with 'Bosch' dishwasher to remain. 'Rangemaster Leisure 110' dual fuel range cooker to remain, extractor over, range of wall cupboards, built in fridge/freezer, ceramic tiled floor, wall mounted 'Vaillant' gas combination boiler for central heating & hot water.

**LOUNGE/DINING ROOM** c.5.59m x 4.47m (18'4" x 14'8" max. measurements). Large storage cupboard, 3 radiators, TV point.

#### FIRST FLOOR

**LANDING** Radiator, linen cupboard, cupboard beneath stairs

**BEDROOM 1** c.4.52m x 3.30m (14'10" x 10'10"). Radiator.

**SHOWER ROOM** Part tiled walls, shower cubicle with plumbed in shower, pedestal hand basin, low level WC suite, chromium towel radiator, shaver/light fitting.

**STUDY** c.2.87m x 1.65m (9'5" x 5'5" max. measurements). Radiator.

**BEDROOM 2** (currently used as a living room) c.4.47m x 3.63m (14'8" x 11'11"). Radiator, TV point, door to:

**EN SUITE SHOWER ROOM** Part tiled walls, fully tiled shower cubicle with plumbed in shower, pedestal hand basin, low level WC suite, radiator, shaver/light fitting.

#### SECOND FLOOR

**BEDROOM 3** c.5.64m x 3.70m (18'6" x 12'2" av. measurements). Two radiators, door to:

**EN SUITE SHOWER ROOM** Shower cubicle with plumbed in shower, pedestal hand basin, low level WC suite, radiator, shaver/light fitting.

**OUTSIDE** One parking space, area of paved patio garden.

**COUNCIL TAX BAND** 'D' – payable 2018/19 - £1,708.41.

**EPC RATING** To be advised.

**TENURE** The Agents are advised this property is FREEHOLD.

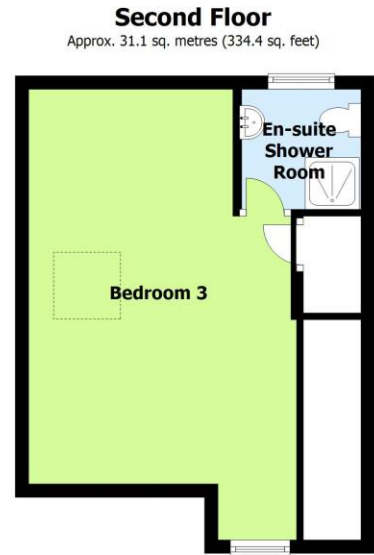
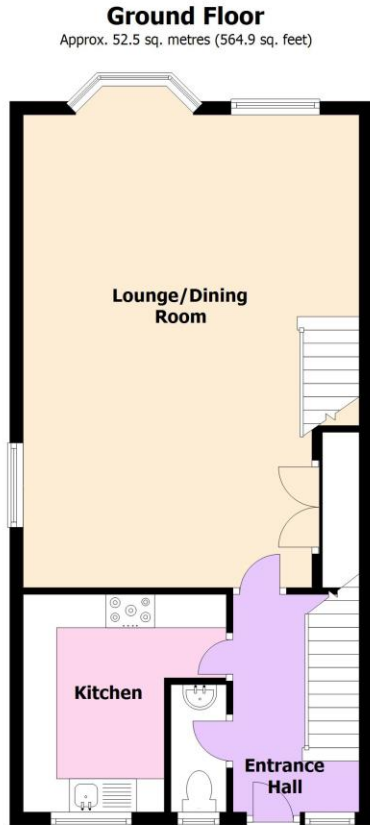
**GROSS SQUARE MEASUREMENTS** 136.2sq metres (1465.8sq ft) approx.

**DIRECTIONS** Leave Hythe via St. John's Street and the property will be situated on the junction of Shore Road and St. John's Street.

**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/04.18





Total area: approx. 136.2 sq. metres (1465.8 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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Paul Jeffreys Estate Agents

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