



1 South Street, Hythe SO45 6EA

paul jeffreys



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A 3 STOREY SEMI-DETACHED HOUSE IN HYTHE CENTRE
WALKING DISTANCE OF ALL AMENITIES
Gas central heating, kitchen with some appliances, one parking
space, no garden. NO CHAIN.

ACCOMMODATION

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

ENTRANCE HALL Radiator, ceramic tiled floor.

CLOAKROOM Low level WC, pedestal hand basin with tiled splashback,
radiator, ceramic tiled floor.

KITCHEN c.3.20m x 2.69m (10'6" x 8'10"). Part tiled walls, inset 1.5
bowl single drainer stainless steel sink unit with adjoining worktops, low
level cupboards and drawers and space for washing machine &
dishwasher, separate plumbing. Fitted gas hob with extractor over, base
unit housing 'Neff' double oven & adjoining integrated fridge/freezer,
range of wall cupboards, wall mounted 'Vaillant' combination gas boiler
for central heating & hot water, radiator, ceramic tiled floor.

LOUNGE c.7.24m x 4.88m (23'9" x 16'). Wood laminate flooring, deep
storage cupboard, fire surround with fitted stone effect electric fire, two
radiators, TV point.

FIRST FLOOR

BEDROOM 1 c.3.94m x 3.30m (12'11" x 10'10"). Radiator.

BATHROOM Part tiled walls, panelled bath with mixer taps & shower
fitment, pedestal hand basin, low level WC suite, radiator, shaver/light
fitting.

STUDY c.2.74m x 1.63m (9' x 5'4"). Radiator.

BEDROOM 2 c.3.76m x 3.63m (12'4" x 11'11"). Radiator, door to:

EN SUITE SHOWER ROOM With shower cubicle, having plumbed in
shower, pedestal hand basin, low level WC suite, shaver/light fitting,
radiator, part tiled walls.

SECOND FLOOR

BEDROOM 3 c.5.79m x 3.35m (19' x 11' av. measurements). Two
radiators, door to:

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

OUTSIDE One allocated car parking space.

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

EPC RATING 'D'.

TENURE The Agents are advised this property is FREEHOLD.

GROSS SQUARE MEASUREMENTS 139.1 sq. metres (1,497.4 sq. feet)
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



Ground Floor

Approx. 56.0 sq. metres (602.7 sq. feet)



First Floor

Approx. 53.4 sq. metres (574.6 sq. feet)



Second Floor

Approx. 29.8 sq. metres (320.9 sq. feet)



Total area: approx. 139.1 sq. metres (1497.4 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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