



3 Haven Court, Southampton Road, Hythe SO45 5DA

paul jeffreys



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A 2 BEDROOM GROUND FLOOR RETIREMENT FLAT IN THE HEART OF HYTHE VILLAGE.

Underfloor heating, double glazing, residents lounge, short level walk of local shops and waterfront, direct access to communal landscaped gardens, NO CHAIN.

ACCOMMODATION

Entrance hall, lounge/diner, kitchen, 2 bedrooms, wet room, en-suite wet room.

ENTRANCE HALL Solid wooden front door, walk-in airing cupboard with water tank, meters and shelving, emergency pull cord and door to:

WET ROOM WC, pedestal wash hand basin, shower and grab rail, glass shower door, extractor fan, heated towel rail and emergency pull cord.

LOUNGE/DINING ROOM c.7.37m narrowing to 4.90m x 3.52m (24'2" narrowing to 16'1" x 11'7"). Electric fireplace with surround, telephone point, TV point, UPVC glazed door to communal to garden and door to:

KITCHEN c.2.13m x 1.90m (7' x 6'3"). Range of base units with cupboards and drawers, built-in 'Hotpoint' oven and 'Hotpoint' electric hob with stainless steel extractor above. Tiled splash backs, worktops, stainless steel sink unit, range of wall cupboards, spot lights and UPVC double glazed window to rear.

BEDROOM 1 c.3.92m narrowing to 1.32m x 3.01m narrowing 2.10m (12'10" narrowing to 4'4" x 9'11" narrowing to 7'2"). Rear aspect window, TV and telephone point, door to large walk-in wardrobe with hanging rails and shelves and door to:

EN-SUITE WET ROOM WC, wash hand basin in vanity unit, electric shower with grab rail and glass door, stainless steel heated towel rail, spot lights, extractor fan, mirror and emergency pull cord.

BEDROOM 2 c.3.29m x 3.09m (10'9" x 10'2"). Rear UPVC window and TV point.

OUTSIDE Area of well maintained landscaped communal gardens.

COUNCIL TAX BAND To be advised.

EPC RATING 'B'

TENURE The Agents are advised this flat is LEASEHOLD. Service charge payable 6 monthly is £1,350.96 including the water rates, building insurance, upkeep off communal areas, gardens and a contingency fund. Ground Rent payable 6 monthly £247.50.

GROSS SQUARE MEASUREMENTS 70.4 sq. metres (757.9 sq. feet) approx.

DIRECTIONS Leave Hythe via Prospect Place. At the roundabout take the first exit into Jones Lane. Continue for a short way and turn left into the service road where Shell garage is and the property will be found to the right of the Shell garage.

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.
PMD/TW/05.18



Ground Floor



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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