



2 Sandilands Way, Hythe SO45 3HH

paul jeffreys



2 Sandilands Way, Hythe

A SPACIOUS SEMI-DETACHED HOUSE IN POPULAR LOCATION

Gas central heating, double glazed windows & doors, spacious kitchen/diner, recently refitted bathroom, ample off-road parking, outside brick built store, good sized garden. Vendor suited.

ACCOMMODATION

Entrance hall, lounge, kitchen/diner,
3 bedrooms, bathroom

ENTRANCE HALL With glazed door, stairs, radiator, thermostat control.

LOUNGE c.3.99m x 3.64m (13'1 x 11'11"). Front aspect window, dual fuel burner.

KITCHEN/DINER c.5.72m x 2.45m (18'9" x 8'). Fitted with range of dark pine units comprising inset single drainer stainless steel 1.5 bowl sink unit with cupboards and drawers below. Range of base units with cupboards and drawers with worktops above and tiled splashbacks, range of wall cupboards, 'Glow-Worm' gas fired boiler, plumbing for automatic washing machine, larder, rear aspect window, sliding patio door to rear garden, door to:

COVERED SIDEWAY With doors to front and rear and door to large walk-in brick built store.

WC Comprising WC.

LANDING Side aspect window, hatch to loft space with drop-down ladder. The loft is boarded, with electric light.

BEDROOM 1 c.4.00m x 3.18m (13'2" x 10'5"). Front aspect window, radiator, range of built in wardrobes with bedside cabinets and box cupboards above bed area, airing cupboard with sliding mirrored doors with lagged hot water tank.

BEDROOM 2 c.3.54m x 2.74m (11'7" x 9'. Rear aspect window, radiator.

BEDROOM 3 c.2.95m x 2.30m (9'8" x 7'7"). Front aspect window, radiator, range of built in cupboards.

BATHROOM Having recently been completely refitted with white suite with fully tiled walls. Comprising panelled bath with glass shower screen with shower over, pedestal wash hand basin, close coupled WC, extractor fan, radiator, rear aspect window.

OUTSIDE FRONT GARDEN: Lawned area with mature hedging, wide driveway with ample parking for at least two cars. Door leading through covered side way to **REAR GARDEN:** Of good size with paved patio, lawned area, well stocked flower and shrub beds, three sheds to remain.

COUNCIL TAX BAND 'C' – payable 2018/19 - £1,518.59.

EPC 'D'.



GROSS SQUARE MEASUREMENTS 85.9 sq. metres (924.4 sq. feet) approx.

TENURE The agents are advised this property is FREEHOLD.

AGENT'S NOTE There is an annual management charge of £70 per annum payable to Butts Ash Wood Residents Association Limited. This is for the upkeep of the grassed communal areas on the whole development.

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.

DIRECTIONS Leave Hythe via New Road continuing up onto Langdown Lawn, taking 2nd turning left into Deerleap Way. Proceed to the bottom bearing round to the right into Rosebery Avenue. Continue to the top of Rosebery Avenue bearing round to the right at the top and right again and Sandilands Way will be found on the right hand side.

VIEWING STRICTLY BY APPOINTMENT

OPEN	Weekdays	9.00am – 6.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

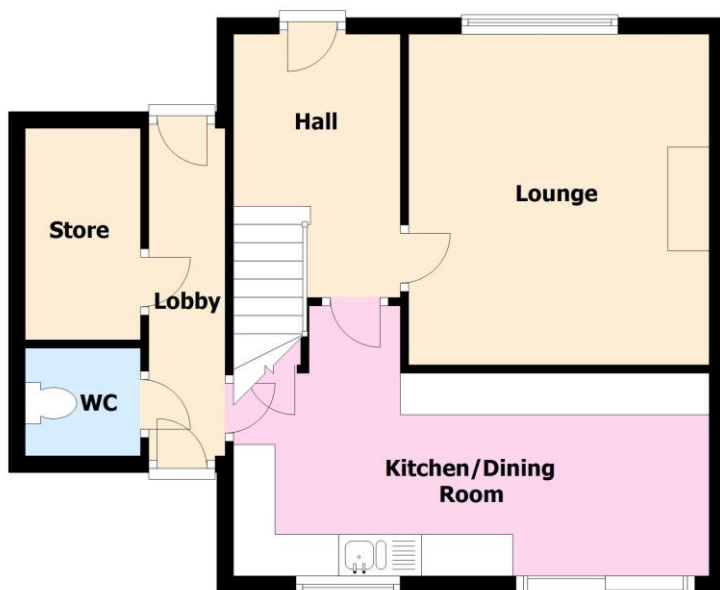
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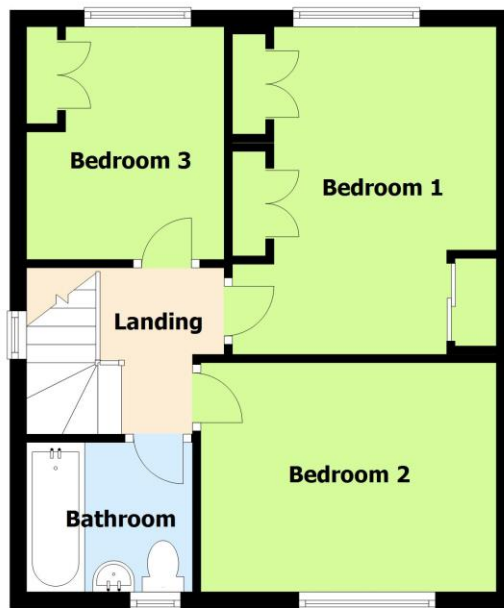
Ground Floor

Approx. 47.3 sq. metres (509.5 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.9 sq. feet)



Total area: approx. 85.9 sq. metres (924.4 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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