



23 Westhill Drive, Hythe SO45 6DL

paul jeffreys



23 Westhill Drive, Hythe

A PURPOSE BUILT GROUND FLOOR MAISONETTE

Walking distance of Hythe village centre and waterfront
Gas central heating, double glazing, refitted kitchen, garage
NO CHAIN

ACCOMMODATION

Entrance hall, lounge, kitchen with oven and hob, 2 double bedrooms, bathroom

ENTRANCE VESTIBULE

ENTRANCE HALL Cupboard under staircase and linen cupboard.

LOUNGE c.4.34m x 3.71m (14'3" x 12'2"). Fire surround with pebble style electric fire, radiator and TV point.

KITCHEN c.2.84m x 2.64m (9'4" x 8'8"). Part tiled walls. Refitted with inset single drainer stainless steel sink unit with adjoining worktop to two walls with range of low level cupboards and drawers and fitted four burner gas hob with oven beneath and stainless steel extractor over. Plumbing for washing machine, range of wall cupboards, larder cupboard and radiator.

BEDROOM 1 c.3.96m x 3.10m (13' x 10'2"). Double built-in wardrobe cupboard, radiator and double doors to garden.

BEDROOM 2 c.3.71m x 2.82m (12'2" x 9'3"). Radiator.

BATHROOM Half tiled walls. Panelled bath with 'Triton' electric shower over. Vanity hand basin with cupboards beneath, low level WC suite, chromium heated towel radiator, extractor fan and window.

OUTSIDE Integral garden store housing 'Worcester' combination gas boiler for central heating and hot water system. The front garden is laid to lawn with shrubs and mature trees. Area of garden to the rear mainly paved with steps down to lower area with shrubs and bushes and pedestrian door to GARAGE with up and over door.

COUNCIL TAX BAND 'B' – payable 2018/19 - £1328.76.

EPC RATING 'E'.

TENURE The Agents are advised this property is LEASEHOLD with a residue of 54 years remaining from a 99 year lease. However, we have not seen documentation to confirm this.

GROSS SQUARE MEASUREMENTS 68.1 sq. metres (733.4 sq. feet) approx.

DIRECTIONS Leave Hythe via Prospect Place and at the mini roundabout take the second exit towards the Marina. Take the first left into West Street and after the sharp left hand bend turn left into Westhill Drive. At the top of the hill turn left (also Westhill Drive) where the property will be seen on the left hand side.

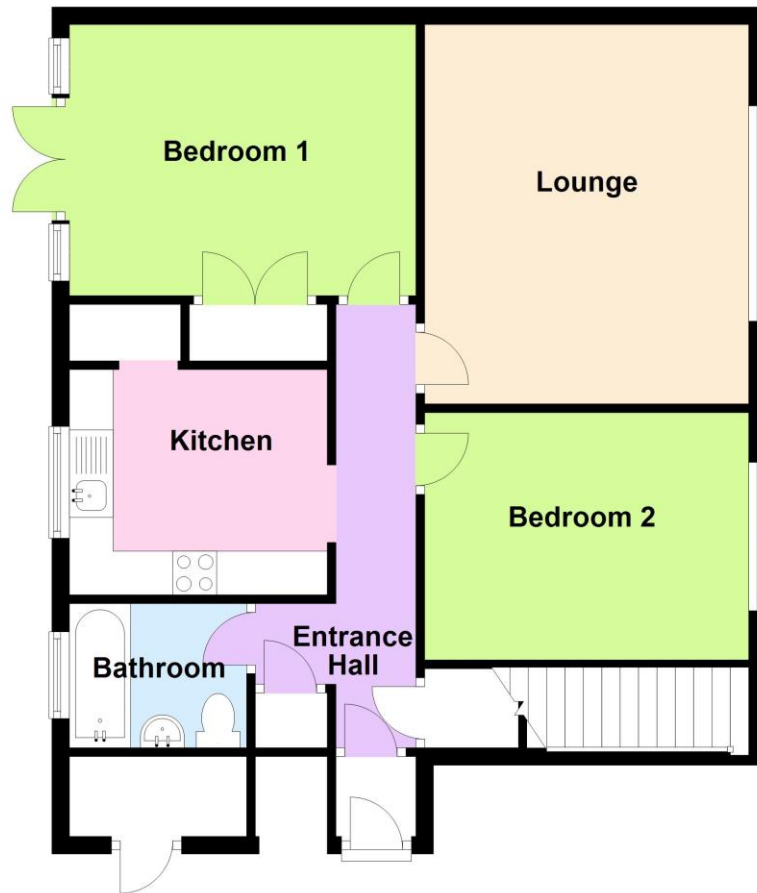
NOTE PAUL JEFFREYS HAVE NOT TESTED ANY APPLIANCE MENTIONED IN THESE PARTICULARS, INCLUDING CENTRAL HEATING AND SERVICES AND CANNOT CONFIRM THAT THEY ARE IN WORKING ORDER. ALL PHOTOGRAPHS ARE FOR GUIDANCE AND ITEMS WITHIN THE PHOTOGRAPHS MAY NOT BE INCLUDED IN THE SALE.

VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK.

JRS/TW/01.19



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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