



29 Whittington Close, Hythe SO45 5EZ

paul jeffreys



29 Whittington Close, Hythe

A PURPOSE BUILT FIRST FLOOR MAISONETTE

Level walk to Hythe centre
Gas central heating, double glazing, plastic fascias
Extended lease
Garage in nearby block, south facing rear garden

ACCOMMODATION

Ground floor entrance hall, landing, 2 double bedrooms,
bathroom, lounge, kitchen

GROUND FLOOR ENTRANCE HALL Double glazed front door, storage cupboard, stairs to first floor.

LANDING Radiator, cupboard housing 'Ideal' gas combination boiler for central heating and hot water system, telephone point, access to partly boarded roof space with lead light.

LOUNGE c.4.40m x 3.79m (14'5" x 12'5"). Stone fire surround with fitted log effect gas fire, TV point, radiator.

KITCHEN c.2.92m x 2.67m (9'7" x 8'9"). Inset single drainer stainless steel sink unit with adjoining worktop, tiled splashbacks, low level cupboards and space for washing machine, separate plumbing, space for fridge/freezer to one side, corner worktop with low level cupboards, further worktop with low level cupboards and drawers, electric cooker point, larder cupboard, gas point.

BEDROOM 1 c.3.96m x 3.15m (13' x 10'4"). Double built in wardrobe cupboard, radiator.

BEDROOM 2 c.3.79m x 2.92m (12'5" x 9'7"). Built in wardrobe cupboard, radiator.

BATHROOM Part half tiled and part fully tiled walls, panelled bath with plumbed in shower over, pedestal hand basin, low level WC suite, 'Dimplex' wall mounted fan heater.

OUTSIDE GARAGE in nearby courtyard with up and over door (2nd in on the right hand side.) Integral garden store. Area of garden to the side between the property and the garage access road. Pedestrian access to good sized south facing rear garden, which is primarily laid to lawn with flowers, shrubs and bushes.

COUNCIL TAX BAND 'B' – payable 2018/19 - £1,328.76.

EPC RATING 'C'.

TENURE The Agents are advised this property is LEASEHOLD with 136 years remaining and a peppercorn ground rent.

GROSS SQUARE MEASUREMENTS 66.5 sq. metres (715.6 sq. feet) approx.

DIRECTIONS Leave Hythe via New Road taking 3rd right into Mousehole Lane. At the end turn right and immediately left into Hollybank Crescent and 2nd left into Fairview Drive. Whittington Close is the 1st turning right with the property being just in the left hand fork.

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.

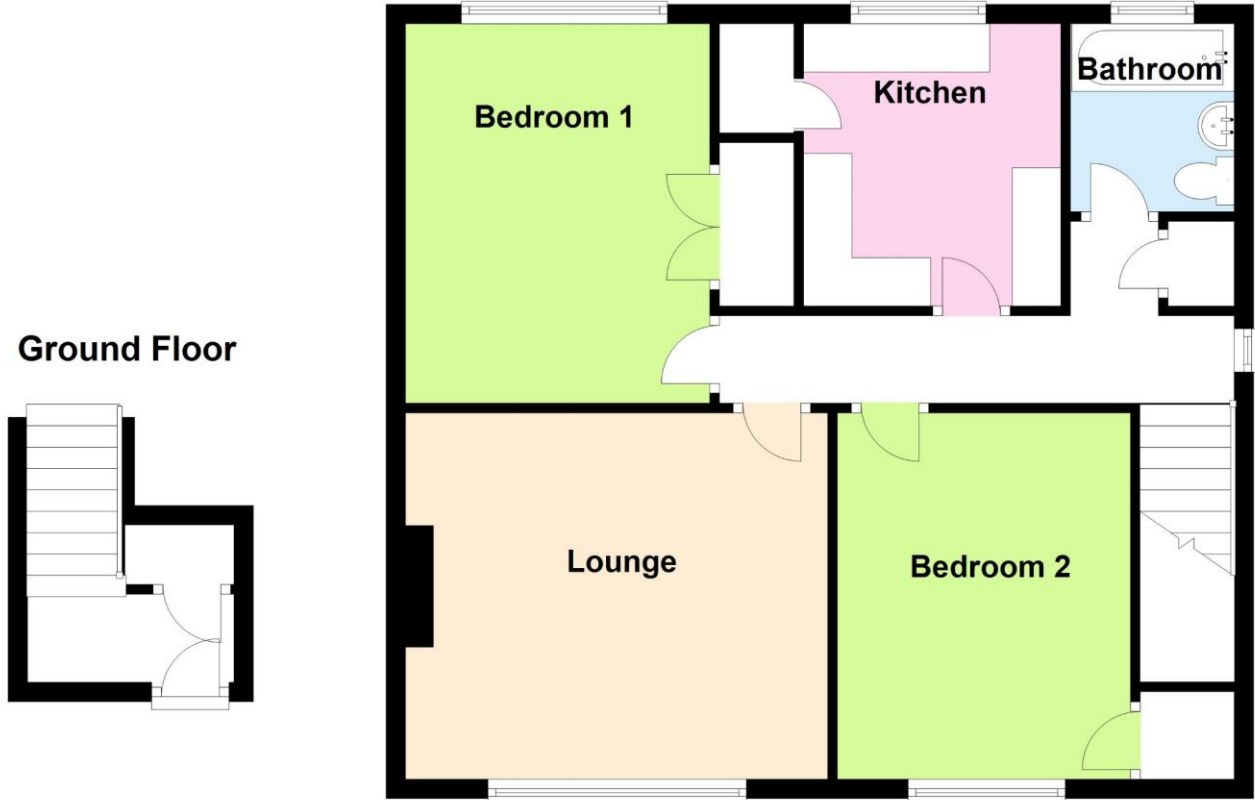
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK.

JRS/HC/01.19



First Floor

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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023 8084 8555

sales@pauljeffreys.co.uk

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