



9 Selman Close, Hythe SO45 6JS

paul jeffreys



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A 4 BED TOWNHOUSE WITHIN WALKING DISTANCE OF
HYTHE WITH FANTASTIC VIEWS OVER SOUTHAMPTON
WATER

Gas central heating, double glazing,
2 allocated parking spaces, rear balcony

ACCOMMODATION

Entrance hall, dining room, kitchen/breakfast room,
cloakroom, lounge, 4 bedrooms, en suite, family
bathroom

ENTRANCE HALL Wooden glazed front door, radiator, large
storage cupboard, utility cupboard, wood flooring throughout,
door to:

DINING ROOM c.3.98m x 2.94m (13'1" x 9'8"). Radiator, front
aspect window.

KITCHEN c.4.78m x 3.56m narrowing to (15'8" x 11'8"
narrowing to). Range of base units with cupboards and
drawers, built in fridge/freezer and oven & hob with stainless
steel extractor hood over, worktops with tiled splashbacks,
space & plumbing for automatic washing machine and space for
dishwasher, range of wall cupboards, space for dining table,
radiator, recessed downlighters, rear aspect windows, wooden
part glazed door to rear.

CLOAKROOM W/C, wash hand basin, radiator, extractor fan.

LANDING Airing cupboard with floor-mounted boiler, radiator.

LOUNGE c.4.78m x 3.96m (15'8" x 13'). TV point,
telephone point, radiator, square bay window with fantastic
views over Southampton Water.

BEDROOM 3 c.3.54m x 2.73m (11'7" x 9'). Radiator,
French doors to balcony.

BEDROOM 4 c.3.54m x 1.96m (11'7" x 6'5"). Radiator,
rear aspect window.

2ND FLOOR LANDING Access to roof space, radiator.

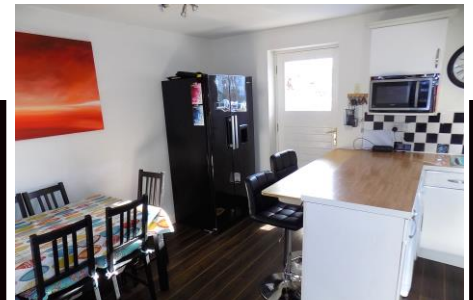
BEDROOM 1 c.4.80m narrowing to 3.21m x 4.08m (15'9"
narrowing to 10'6" x 13'5"). Radiator, front aspect window,
UPVC door, door to:

EN SUITE WC, pedestal wash hand basin, shower cubicle
with shower over and sliding door, extractor fan, radiator.

BEDROOM 2 c.4.80m narrowing to 2.98m x 3.76m (15'9"
narrowing to 9'9" x 12'4"). Radiator, two rear aspect
windows.

BATHROOM WC, pedestal wash hand basin, panelled bath
with mixer tap shower over, extractor fan, radiator.

OUTSIDE – REAR Small rear courtyard, completely decked,
sunny aspect, garden tap, gate leading to 2 allocated
parking spaces. **FRONT** Small area of front garden.



COUNCIL TAX BAND 'E' – payable 2018/19 - £2,088.06.

EPC RATING tbc

GROSS SQUARE MEASUREMENTS 135 sq. metres (1,457.8 sq. feet) approx.

TENURE The agents are advised this property is FREEHOLD.

AGENT'S NOTE There is a maintenance charge for upkeep of the common areas of the development which is currently £231.85p Per Annum.

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 From our office proceed via St Johns Street, turning into Shore Road and take 1st left into Scott-Paine Drive. As you reach the T junction the property will be found on the right just in front of the green.

VIEWING STRICTLY BY APPOINTMENT

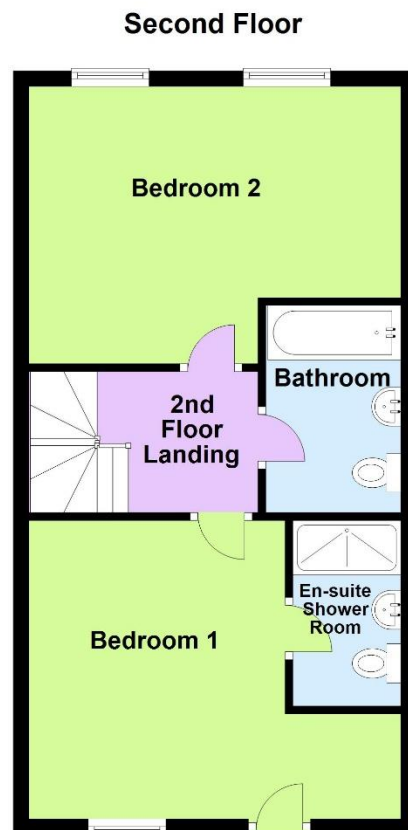
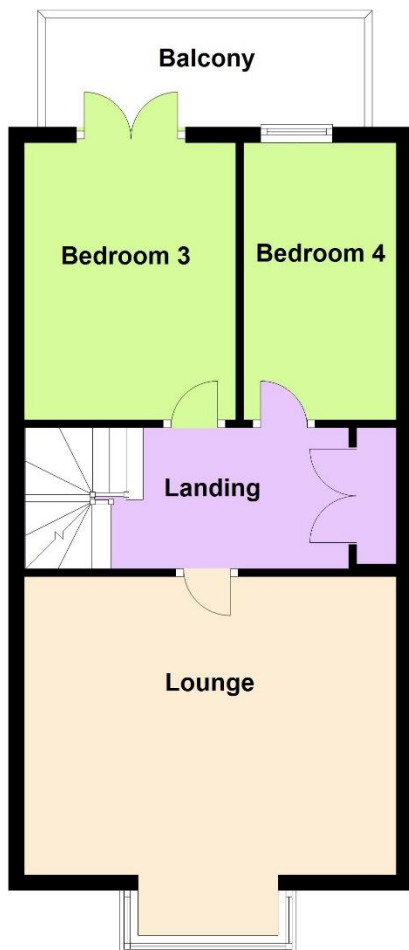
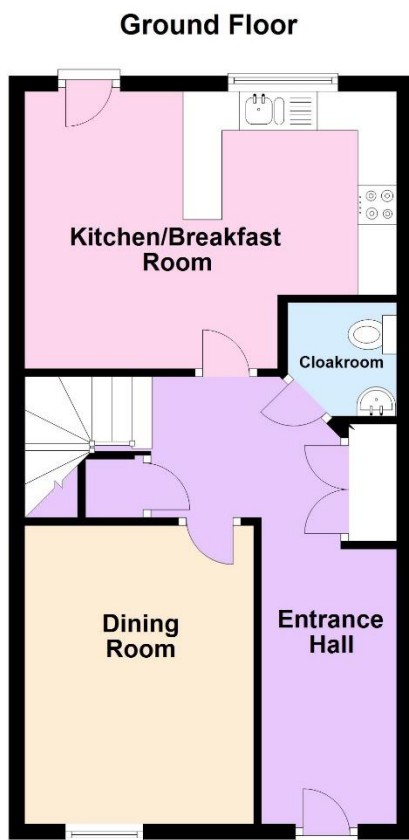
OPEN	Weekdays	9.00am – 6.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

MJD/HC/01.19





First 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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