



17 Hollybank Crescent,  
Hythe

paul jeffreys



# 17 Hollybank Crescent, Hythe | SO45 5FX

Southampton – 12 miles, Beaulieu Heath and New Forest – 2 miles, Hythe village – 10 minute walk (distances are approximate)

A completely refurbished detached bungalow within easy walk of Hythe village centre & waterfront

Refitted kitchen, refitted bathroom, replacement heating system, new carpets & flooring, rewired, UPVC double glazed windows & doors, new internal doors, smooth plastered ceilings throughout. NO CHAIN.



**ACCOMMODATION**  
Reception hall, lounge, kitchen/breakfast room,  
3 bedrooms, bathroom with shower cubicle

**RECEPTION HALL** c.3.74m x 2.88m (12'3" x 9'5" max. measurements). 'Camaro' wood effect flooring, radiator, recessed downlighters.

**LOUNGE** c.4.12m x 3.70m (13'6" x 12'2"). Front and side aspect windows, double radiator, electric fire, TV point, recessed downlighters.

**KITCHEN/BREAKFAST ROOM** c.3.17m x 3.10m (10'5" x 10'2"). Having recently been refitted with range of cream units comprising stainless steel single drainer sink unit with cupboards below, integrated washing machine, range of base units with cupboards and drawers with worktops above and tiled splashbacks, integrated fridge and freezer, wall cupboards, further wall cupboard housing 'Ideal' gas fired boiler. 'Lamona' electric oven with cupboards above and below and 'Lamona' ceramic electric hob with stainless steel extractor hood over. Peninsular breakfast bar, double radiator, recessed downlighters, rear aspect window, half glazed door to drive.



**BEDROOM 1** c.3.92m x 3.85m (12'10" x 11'7"). Radiator, recessed downlighters, rear aspect window.

**BEDROOM 2** c.3.53m x 2.99m (11'7" x 9'10"). Radiator, wardrobes, recessed downlighters, front aspect window.

**BEDROOM 3** c.2.88m x 2.80m (9'5" x 9'2"). Radiator, recessed downlighters, hatch to loft space, rear aspect window.

**BATHROOM** Refitted with white suite comprising panelled bath with part tiled surround, pedestal wash hand basin with tiled splashback, WC, shower cubicle with two curved glass doors being fully tiled, chrome heated towel rail, recessed downlighters, extractor fan, two side aspect windows, 'Camaro' flooring.

**OUTSIDE FRONT GARDEN:** Bordered to the front boundary by brick wall, lawned area, shrub beds, long block paved drive which sweeps across half of the front garden. The driveway is rather narrow but leads to the rear garden and the DETACHED GARAGE with power, light and side pedestrian



door, access from drive to:

REAR GARDEN: Laid to lawn with large pear tree, small grapevine, flower and shrub beds, steel shed.

COUNCIL TAX BAND 'D' – payable 2018/19 - £1,708.41.

EPC RATING 'F' (NB This was carried out prior to refurbishment works)

GROSS SQUARE MEASUREMENTS 70.9 sq. metres (762 sq. feet) approx.

TENURE The agents are advised this property is FREEHOLD.

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

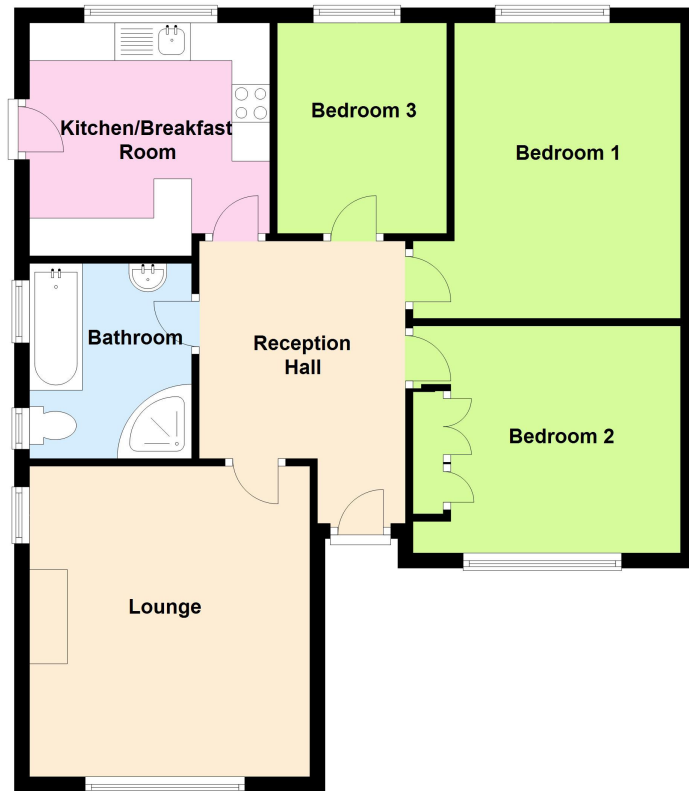
OPEN	Weekdays	9.00am – 6.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

PMD/HC/07.18



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.

## Ground Floor



**DIRECTIONS** Leave Hythe via Jones Lane and on reaching the junction with Southampton Road turn left. After passing the pedestrian crossing continue further along Southampton Road turning next right into Hollybank Crescent and follow it along passing the parade of shops on the right and the property will be found almost opposite Solent Drive, on the right hand side indicated by our For Sale board.

**paul jeffreys**

10 The Marsh, Hythe, Southampton, SO46 6AL

023 8084 8555

sales@pauljeffreys.co.uk



**pauljeffreys.co.uk**