



12 Hillview Road, Hythe SO45 5GL

paul jeffreys



AN INDIVIDUAL 2 BEDROOM (CONSTRUCTED AS 3), COMPLETELY RENOVATED, DETACHED BUNGALOW, WITHIN SHORT WALK OF HYTHE VILLAGE CENTRE
Refitted kitchen, refitted bathroom, ample parking & detached garage with power & light, less than one year old UPVC conservatory

ACCOMMODATION

Entrance hall, lounge, conservatory, kitchen/dining room, 2 bedrooms, bathroom

ENTRANCE HALL Part glazed composite front door, wood effect laminate, radiator, hatch to loft with part boarding and combination boiler.

LOUNGE c.5.20m x 3.82m (17'1" x 12'6"). Two radiators, two TV points, rear aspect window, patio doors to:

CONSERVATORY c.3.00m x 3.00m (9'10" x 9'10"). Less than a year old, of UPVC construction, patio doors to rear.

KITCHEN/DINER c.4.63m x 3.02m narrowing to 2.36m (15'2" x 9'11" narrowing to 7'9"). Range of base units with cupboards and drawers, built in automatic washing machine, built in fridge/freezer, built in 'Zanussi' oven and 'Samsung' electric hob with extractor fan above, stainless steel 1.5 bowl sink unit, worktops, tiled splashbacks, range of wall cupboards, recessed downlighters, two UPVC glazed windows, two radiators, Velux window, space for dining table.

BEDROOM 1 c.4.59m x 2.97m (15'1" x 9'9" excl. wardrobes). Radiator, built in wardrobes with sliding doors, front aspect UPVC window.

BEDROOM 2 c.3.04m x 2.86m (10' x 9'5" excl. wardrobes). Radiator, built in wardrobes with sliding doors, front aspect window.

BATHROOM Fully recently refitted, panelled bath with glass door and shower over with mixer taps for bath, WC, wash hand basin in vanity unit, fully tiled walls and floor, chrome heated towel rail, extractor fan, two side aspect windows.

OUTSIDE

FRONT – Block paved driveway with ample parking for 4/5 cars leading to GARAGE with power and light, shrub bed and small brick wall to front.

REAR – North-westerly facing, mostly laid to lawn with shrub beds, garden shed, greenhouse, decked area, garden tap.

COUNCIL TAX BAND 'D' – payable 2019/20 - £1,780.93.

EPC 'D'.

GROSS SQUARE MEASUREMENTS 81.7 sq. metres (879.7 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.

DIRECTIONS Leave Hythe via Jones Lane and on reaching the junction with Southampton Road turn left and after passing the pedestrian crossing continue further along Southampton Road, taking the next right into Hollybank Crescent. Continue for a short while and take 4th right into Hillview Road where the property will be found a short way on the left hand side.

VIEWING STRICTLY BY APPOINTMENT

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

MJD/HC/03.19





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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