



48 Whittington Close, Hythe SO45 5NQ

paul jeffreys



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A PURPOSE BUILT FIRST FLOOR MAISONETTE WITH NEWLY REFITTED SHOWER ROOM & BENEFIT OF RESIDUE OF 999 YEAR LEASE

2 double bedrooms, Gas c.h. Double Glazing. garden, garage in block. NO CHAIN.

ACCOMMODATION

Entrance hall, lounge, kitchen/breakfast room,
2 double bedrooms, newly refitted shower room

ENTRANCE HALL UPVC part glazed front door, small cupboard, stairs leading to:

LANDING With door at top of staircase, side aspect window, double radiator, thermostat control, hatch to loft space, telephone point, airing cupboard with lagged tank and 'Glow-Worm' gas-fired boiler.

LOUNGE c.4.44m x 3.79m (14'7" x 12'5"). Gas fire, double radiator, front aspect window.

KITCHEN/BREAKFAST ROOM c.2.94m x 2.71m (9'8" x 8'11"). Range of modern units comprising inset stainless steel single drainer sink unit with cupboards below and space & plumbing for automatic washing machine, range of base units with cupboards & drawers with worktops above and tiled splashbacks, wall cupboards. Larder type cupboard, built in larder with small window, 'Moffatt' electric oven with 'Moffatt' electric hob and 'Moffatt' extractor hood above. Rear aspect window.

BEDROOM 1 c.3.99m x 3.14m (13' x 10'4"). Built in double wardrobe, radiator, rear aspect window.

BEDROOM 2 c.3.79m x 2.95m (12'5" x 9'8"). Radiator, built in cupboard, front aspect window.

SHOWER ROOM Having just been completely refitted and, as such, unused. Comprising white suite with WC with concealed cistern & wash hand basin in vanity unit, full width shower with glass screen, extractor fan, double radiator. The shower & walls have aqua paneling.

OUTSIDE There is a built in cupboard and built in open bin store. A pathway leads down the side of the property and across the back of the ground floor maisonette into the **REAR GARDEN**: With paved patio, lawned area, flower & shrub beds and mature shrubs, trees and bushes. **GARAGE** in nearby block.

COUNCIL TAX BAND 'B' – payable 2019/20 - £1,385.17.

EPC RATING 'D'.

TENURE LEASEHOLD – we understand that the property is held on the residue of 999 year lease with a peppercorn ground rent.

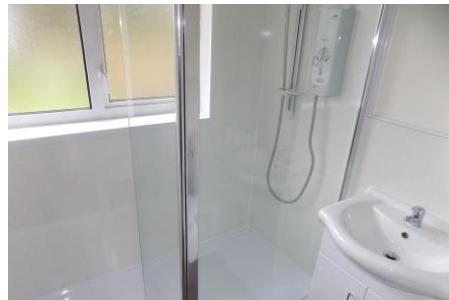
GROSS SQUARE MEASUREMENTS 66.7 sq. metres (717 sq. feet) approx.

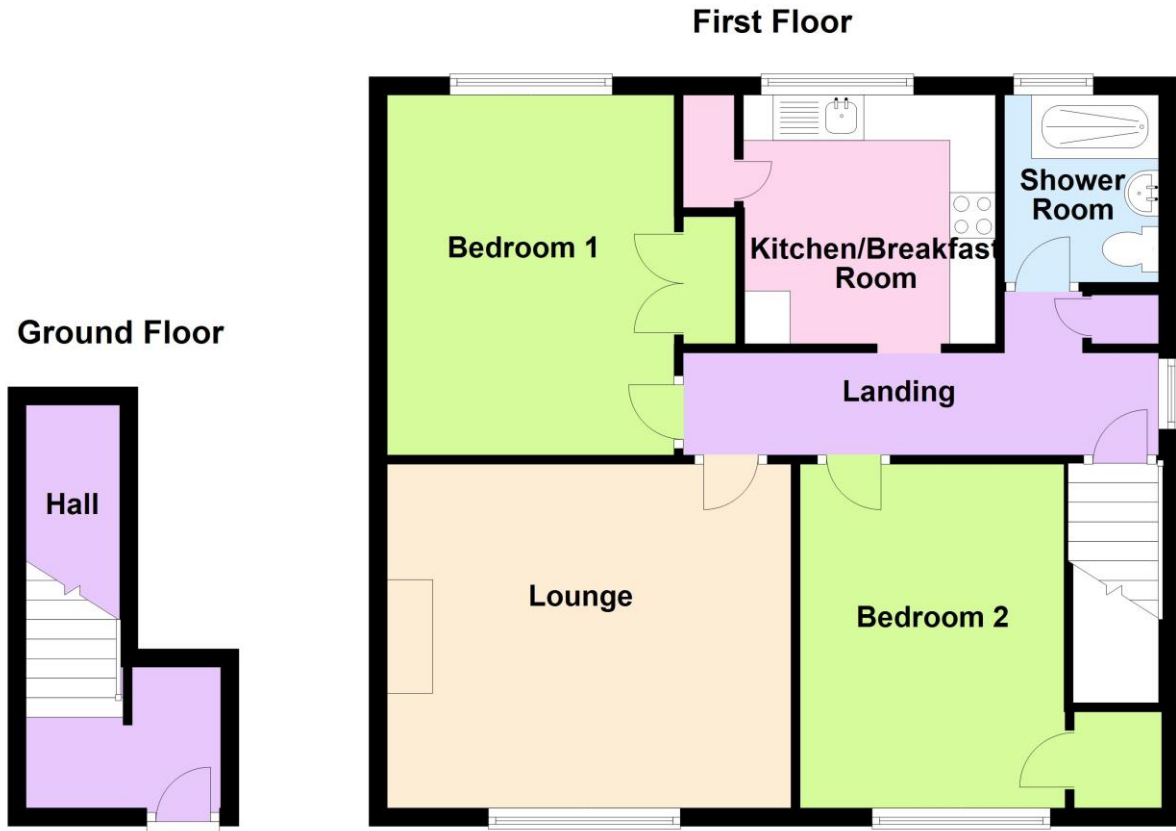
DIRECTIONS Leave Hythe via New Road turning right into Mousehole Lane and on reaching the junction with Southampton Road turn right and then immediately left into Hollybank Crescent. Take 2nd left into Fairview Drive and after a short way turn right into Whittington Close. Take the right hand fork and the property will be located at the end of this fork, indicated by our For Sale board.

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.

PMD/HC/03.19





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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