



17 Selman Close, Hythe SO45 6JS

paul jeffreys





A FIRST FLOOR PARTMENT WITH SUPERB DIRECT VIEWS OF SOUTHAMPTON WATER  
Smooth plastered ceilings, gas central heating, balcony with sea views, 2 allocated parking spaces. NO CHAIN.

#### ACCOMMODATION

Communal entrance hall, hall, lounge/dining room, balcony, kitchen, 2 double bedrooms, en suite shower room, bathroom

COMMUNAL ENTRANCE HALL With entry phone system, communal staircase leading to first floor. Door leading to inner hall shared with one other apartment. Front door to:

ENTANCE HALL Airing cupboard housing 'Powermax' gas fire boiler. Thermostat control, radiator, large storage cupboard, entry phone.

LOUNGE/DINING ROOM c.5.56m x 3.05m (18'3" x 10' min.) Window with view over green and with views of Southampton Water. Fully glazed door with full height glazed side panel with views of Southampton Water and leading to balcony. Two radiators, TV and telephone points and dimmer switch.

BALCONY Extending across the second bedroom and affording superb direct uninterrupted views of Southampton Water.

KITCHEN c.3.00m x 2.13m (9'10" x 7'). Range of pearwood effect units comprising inset stainless steel single drainer sink unit with cupboards and drawers below. Adjoining worktop with integrated washer/dryer. Base units with cupboards and drawers with worktops above and tiled splashbacks. Wall cupboards including one glass fronted display cupboard. 'Belling' ceramic electric hob with 'Belling' stainless steel extractor hood over and 'Belling' oven below. Space for fridge/freezer. Internal window overlooking lounge and radiator.

BEDROOM 1 c.3.51m x 3.15m (11'6" x 10'4"). Radiator, TV and telephone points and range of built in wardrobes. Door to:

EN SUITE White suite comprising fully tiled shower cubicle with 'Triton' shower, close coupled WC, pedestal wash hand basin, extractor fan, half tiled walls, shaver socket and radiator.

BEDROOM 2 c.3.89m x 2.59m (12'9" x 8'6") with views of Southampton Water with glazed door and full height glazed side panel leading to balcony. Radiator.

BATHROOM White suite comprising panelled bath with mixer tap shower attachment over and fully tiled surround. Pedestal wash hand basin, close coupled WC, radiator, extractor fan, shaver socket and part tiled walls.



**OUTSIDE** There are no formal gardens as such. Two allocated parking spaces in nearby block.

**COUNCIL TAX BAND** 'C' – payable 2019/20 - £1,583.05.

**EPC RATING** 'B'.

**GROSS SQUARE MEASUREMENTS** 77.8 sq. metres (837 sq. feet) approx. These measurements include the balcony.

**TENURE** The agents are advised this property is LEASEHOLD. The property is held on the residue of a 999 year lease from 2002, having a peppercorn ground rent.

**MAINTENANCE CHARGE** Denfords Property Management: £913.00 per annum and Residential Management Group: £323.07 per annum. These figures do not include the buildings insurance.

**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 left into Shore Road. Take the first left into Scott-Paine Drive and continue to the very end to the junction with Davidson Close. Selman Close will be found on the right hand side with the property being located in the block on the left hand side, overlooking the green and Southampton Water.

#### VIEWING STRICTLY BY APPOINTMENT

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

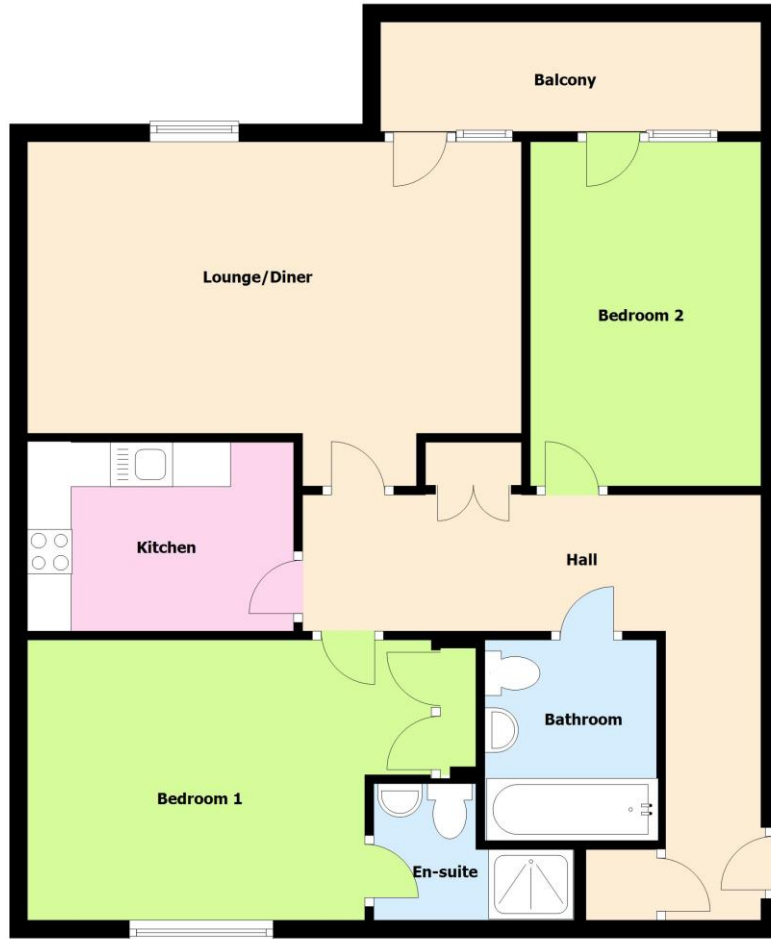
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## Ground Floor

Approx. 77.8 sq. metres (837.1 sq. feet)



Total area: approx. 77.8 sq. metres (837.1 sq. feet)

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.

independent estate agents

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