



40 Scott-Paine Drive, Hythe SO45 6JB

paul jeffreys





## 40 Scott-Paine Drive, Hythe

### A MUCH IMPROVED 3-STOREY TOWNHOUSE WITH SEA VIEWS & WITHIN VERY SHORT WALK OF HYTHE VILLAGE

Refitted shower rooms, refitted kitchen,  
parking for 2 cars. NO CHAIN.

#### ACCOMMODATION

Entrance hall, ground floor shower room, lounge,  
kitchen/diner, utility room, 4 bedrooms,  
en suite shower room, further shower room

COVERED PORCH With part glazed front door to:

ENTRANCE HALL Tiled floor, built in double cupboard,  
two radiators, stairs.

SHOWER ROOM Having been refitted with white suite  
comprising fully tiled shower cubicle with glass door, close  
coupled WC, wash hand basin with cupboard below,  
extractor fan, heated towel rail, half tiled walls.

BEDROOM 3 c.4.39m x 2.97m (14'5" max. x 9'9"). Front  
aspect window, double radiator.

BEDROOM 4 c.3.36m x 2.60m (11' x 8'6"). Radiator,  
sliding patio door leading to rear garden.

UTILITY ROOM c.2.05m x 1.66m (6'9" x 5'5").  
Comprising inset single drainer stainless steel sink unit  
with cupboard & drawers below with adjoining worktop

with space & plumbing for automatic washing machine and  
space for tumble dryer ('Bosch' washing machine &  
'Siemens' tumble dryer to remain), tiled splashbacks,  
'Vaillant' gas fired boiler (installed within last year), tiled  
floor, radiator, part glazed door to rear garden.

FIRST FLOOR LANDING Thermostat control, double  
radiator, large airing cupboard with lagged tank and  
heating/water timer, stairs to second floor.

LOUNGE c.4.78m x 3.52m (15'8" x 11'7" measurements  
exclude front window recess). Two double radiators, TV  
points, replacement natural wood part glazed door, water  
views from windows.

KITCHEN/DINING ROOM c.4.78m x 3.57m x (15'8" x  
11'9"). Refitted with range of cream Shaker style units with  
natural wood worktops, 'Blanco' composit 1.5 bowl single  
drainer sink unit with one cupboard below and space below  
for dishwasher ('Hotpoint' dishwasher to remain), range of  
base units with cupboards & drawers with worktops above  
and range of wall cupboards, glass splashbacks, gas hob  
with extractor hood over, double electric oven with  
cupboards above & below and space for worktop above,  
island unit with drawers, tiled floor, double radiator,  
recessed downlighters, space for fridge/freezer ('Liebherr'  
fridge/freezer to remain), replacement natural wood part  
glazed door, rear aspect window, glazed double doors  
leading to BALCONY.



**SECOND FLOOR LANDING** Radiator, hatch to loft space.

**BEDROOM 1** c.3.66m x 3.56m (12' x 11'8"). One front aspect window with sea view and Juliet balcony, built in wardrobes, double radiator, door to:

**EN SUITE** Having been refitted comprising shower cubicle with sliding glass door, wash hand basin in vanity unit, close coupled WC, chrome heated towel rail, extractor fan, spotlights, shaver socket.

**BEDROOM 2** c.4.78m x 3.63m (15'8" x 11'11"). Two rear aspect windows, two radiators, range of fitted wardrobes to one wall.

**SHOWER ROOM** Refitted comprising large walk in shower cubicle, being fully tiled with glass screen, chrome heated towel rail, close coupled WC, wash hand basin in vanity unit, fully tiled walls, extractor fan.

**OUTSIDE FRONT GARDEN:** Bordered to the front by brick wall. The garden itself has been shingled with some shrubs. **REAR GARDEN:** Paved patio, two graveled areas, timber shed, the patio area is sheltered by the balcony. Gate to rear of garden leading directly to 2 **ALLOCATED PARKING SPACES**.

**COUNCIL TAX BAND** 'E' – payable 2019/20 - £2,176.69.

**EPC RATING** 'C'.

**GROSS SQUARE MEASUREMENTS** 126.3 sq. metres (1,357 sq. feet) approx.

**TENURE** The agents are advised this property is **FREEHOLD**. There is an annual Estate Management fee of £231.85 covering the cost of grassed areas & maintenance of trees, flower beds, etc.

**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 continue via St Johns Street, forking left into Shore Road. Take 1<sup>st</sup> left into Scott-Paine Drive, continue along and as the road bends slightly to the left & right, the property will be found along on the right hand side, indicated by our For Sale board.

**VIEWING STRICTLY BY APPOINTMENT**

|             |          |                  |
|-------------|----------|------------------|
| <b>OPEN</b> | Weekdays | 9.00am – 6.00pm  |
|             | Saturday | 9.00am – 4.00pm  |
|             | Sunday   | 10.00am – 3.00pm |

PMD/HC/04.19









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.

independent estate agents

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