



9 Fairview Close, Hythe SO45 5EX

paul jeffreys





## 9 Fairview Close, Hythe

### A PURPOSE BUILT GROUND FLOOR MAISONETTE

Level walking distance to Hythe centre, night storage heaters, double glazing, garage in block, ideal first home/investment

### ACCOMMODATION

Entrance hall, lounge, kitchen, 2 double bedrooms, bathroom

**ENTRANCE HALL** Cupboard beneath staircase, night storage heater, airing cupboard with lagged hot water cylinder and immersion heater.

**LOUNGE** c 4.37 x 3.76 (14'4" x 12'4"). Brick open fireplace with fitted electric fire. Concealed gas point, TV point and night storage heater.

**KITCHEN** c .2.87m x 2.67m (9'5" x 8'9"). Part tiled walls, inset acrylic 1.5 bowl single drainer sink unit with adjoining corner worktop, low level cupboards and drawer. Space for washing machine, separate plumbing. Cooker space with extractor over and range of adjoining wall cupboards. Further worktop with low level cupboards and drawers and space for fridge. Larder cupboard and cooker point.

**BEDROOM 1** c 3.9.4 x 3.15m (12'11" x 10'4"). Double built-in wardrobe cupboard and night storage heater point.

**BEDROOM 2** c 3.76m x 2.80m (12'4" x 9'2"). Telephone point and night storage heater point.

**BATHROOM** Part tiled walls with panelled bath having 'Triton T80' electric shower over. Pedestal hand basin, low level WC suite and 'Dimplex' wall heater.

**OUTSIDE** Integral garden store. The FRONT GARDEN is laid to lawn with well stocked flower and shrub beds. Pedestrian side access to the REAR GARDEN which has a paved patio area with step down to lawned area, well stocked flower and shrub beds and raised planters. GARAGE in nearby block with up and over door.

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

EPC RATING To be advised.

**TENURE** The Agents are advised this property is LEASEHOLD. Held on a 99 year lease from December 1970. The current Ground Rent is £57 per annum in 2030 to £85 and in 2045 to a maximum of £100 per annum.

**GROSS SQUARE MEASUREMENTS** 68.0sq. metres (731.9 sq. feet) approx.

**DIRECTIONS** Leave Hythe via New Road, turning second right into Mousehole Lane. At the end turn right and immediately left into Hollybank Crescent and second left into Fairview Drive where Fairview Close will be seen as the first turning on the left.

**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.

JRS/TW/04.19



## 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.

independent estate agents

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