



18 Michaels Way, Hythe SO45 5ES

paul jeffreys



18 Michaels Way, Hythe

A FIRST FLOOR 2 BEDROOM MAISONETTE, WITHIN SHORT WALK OF HYTHE VILLAGE CENTRE
Residue of 999 year lease, refitted bathroom, gas central heating, double glazing

ACCOMMODATION

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

ENTRANCE HALL UPVC glazed front door with glazed side panel, cupboard housing meters and storage.

LANDING Hatch to loft with ladder and fully boarded, airing cupboard with 'Glow-Worm' boiler, radiator.

LOUNGE c.4.30m x 4.10m (14'3" x 13'4"). TV point, radiator, fireplace with gas fire, front aspect window.

KITCHEN c.3.40m x 3.10m (11'2" x 10'). Range of base units with cupboards and drawers, worktops, tiled splashbacks, space for automatic washing machine & fridge/freezer, built in oven & gas hob, stainless steel sink unit, range of wall cupboards, breakfast bar, rear aspect window.

BEDROOM 1 c.4.00m x 3.10m (13'1" x 10'2"). Radiator, built in wardrobe, rear aspect window.

BEDROOM 2 c.4.10m x 3.00m (13'4" x 9'9"). Radiator, built in overstairs cupboard, front aspect window.

BATHROOM Fully refitted, WC, wash hand basin in vanity unit, panelled L shaped bath with shower and rain effect shower head with glass door, fully tiled walls, radiator.

OUTSIDE – REAR: Right hand side of the garden split into two with front half shingled for two parking spaces with second part fenced off with gate, fully slabbed to make good sized patio area with sheltered wooden seating area.

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

EPC RATING 'D'.

TENURE The Agents are advised this property is LEASEHOLD with a residue of a 999 year lease, however, we have not seen documentation to confirm this.

GROSS SQUARE MEASUREMENTS 68.9 sq. metres (741.3 sq. feet) approx.

DIRECTIONS Leave Hythe via Prospect Place and at the mini roundabout take 1st exit into Jones Lane, continue to the end and turn left and immediately right into Hollybank Road and immediately turn right into Malwood Road West, continue for a short way and turn 1st right into Michaels Way, where the maisonette will be found on the right, 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.

MJD/HC/04.19



First 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

023 8084 8555

sales@pauljeffreys.co.uk

pauljeffreys.co.uk

zoopla.co.uk

rightmove.co.uk
The UK's number one property website

paul jeffreys

Sales | lettings | land

Open 7 Days

 Paul Jeffreys Estate Agents

 @pauljeffreys92