



51a Hollybank Crescent, Hythe SO45 5FZ

paul jeffreys



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A PURPOSE BUILT 2ND FLOOR 3 BEDROOM FLAT, WITH THE ADDED BENEFIT OF OWN PRIVATE GARDEN, SHORT WALK OF HYTHE VILLAGE

Gas central heating, UPVC double glazed windows, Vendor suited

ACCOMMODATION

Entrance hall, lounge, kitchen, 3 bedrooms, bathroom

ENTRANCE HALL Hatch to loft space housing 'Worcester Green Star' gas fired combination boiler, cupboard, radiator with cover, telephone point, heat/water controls, thermostat control.

LOUNGE c.4.58m x 4.20m (15' x 13'9" max measurement as room is L shaped). Radiator with cover, gas convector heater, front aspect window

KITCHEN c.3.05m x 2.73m (10' x 9'). Comprising stainless steel single drainer sink unit with cupboards & drawers below, adjoining worktop with space & plumbing for automatic washing machine, base units with cupboards & drawers with worktops above, wall cupboards, space for fridge/freezer, wood laminate flooring, rear aspect window.

BEDROOM 1 c.4.58m x 3.06m (15' x 10'). Radiator, rear aspect window.

BEDROOM 2 c.3.08m x 2.85m (10' x 9'4"). Radiator, front aspect window.

BEDROOM 3 c.2.71m x 2.71m (8'11" x 8'11"). Radiator, front aspect window.

BATHROOM White suite comprising panelled bath with fully tiled surround with 'Hydro' electric shower and shower screen, pedestal wash hand basin, close coupled WC, radiator, rear aspect window.

OUTSIDE The enclosed & private area of garden is situated at the back of the block, being fully fenced & entered via a timber lockable gate. The garden itself is predominantly laid to lawn.

COUNCIL TAX BAND 'A' – payable 2019/20 - £1,187.29.

EPC RATING 'C'.

TENURE LEASEHOLD – There are 57 years remaining on the lease, the ground rent which is payable half yearly is £75 per annum, the service charge is £200 per annum paid half yearly. The buildings insurance which is paid via the freeholders is we understand in the region of £350/£400 per annum.

GROSS SQUARE MEASUREMENTS 70.8 sq. metres (761 sq. feet) approx.

DIRECTIONS Leave Hythe via New Road turning right into Mousehole Lane, on reaching the junction with Southampton Road turn right and immediately left into Hollybank Crescent. Follow the road round to the right for some way and you will find the property on the right above the parade of shops, indicated by our for Sale board.

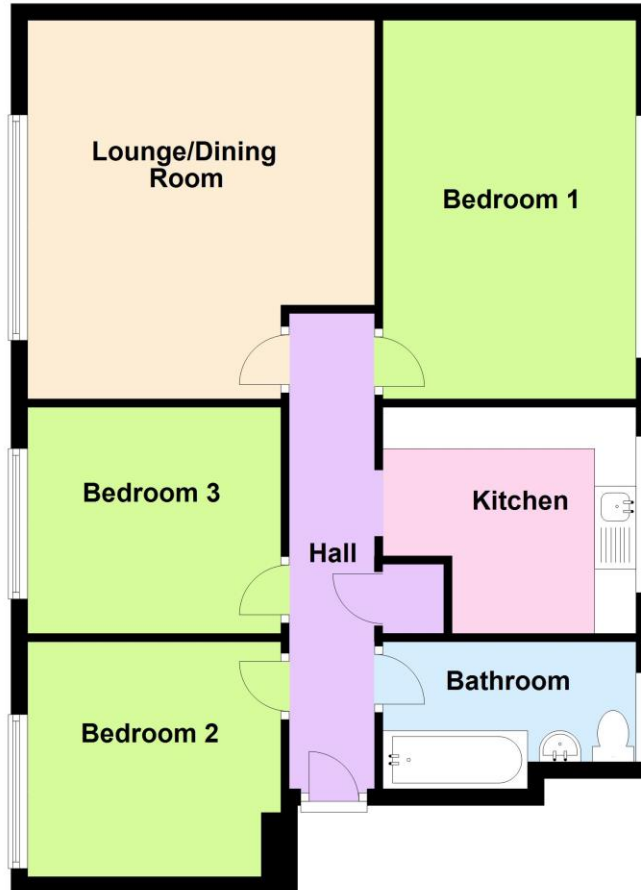
NOTE PAUL JEFFREYS HAVE NOT TESTED ANY APPLIANCE MENTIONED IN THESE PARTICULARS, INCLUDING CENTRAL HEATING AND SERVICES AND CANNOT CONFIRM THAT THEY ARE IN WORKING ORDER. ALL PHOTOGRAPHS ARE FOR GUIDANCE AND ITEMS WITHIN THE PHOTOGRAPHS MAY NOT BE INCLUDED IN THE SALE.

VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK.

PMD/HC/05.19



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.

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