



34 Hillview Road, Hythe SO45 5GL

paul jeffreys





## 34 Hillview Road, Hythe

### A PURPOSE BUILT GROUND FLOOR MAISONETTE WITH CONSERVATORY & REDESIGNED INTERIOR RESIDUE OF 999 YEAR LEASE

Gas central heating, UPVC double glazed windows & doors,  
gardens, garage

#### ACCOMMODATION

Entrance hall, lounge, kitchen, 2 bedrooms, dressing room,  
bathroom

**ENTRANCE HALL** Part glazed UPVC front door, two storage cupboards,  
smooth plastered ceiling, heating timer & thermostat control, two  
radiators.

**LOUNGE** c.3.99m x 3.12m (13'1" x 10'3" measurements excl. recess).  
Radiator, sliding patio door to:

**CONSERVATORY** c.3.01m x 2.81m (9'11" x 9'2"). Of UPVC double glazed  
construction with sliding patio door to rear garden.

**KITCHEN** c.2.85m x 2.62m (9'4" x 8'7"). Refitted with range of white  
gloss fronted units comprising inset single drainer stainless steel sink unit  
with cupboard below & adjoining worktop, with space & plumbing for  
automatic washing machine, range of base units with cupboards &  
drawers with worktops above & tiled splashbacks, space for fridge/  
freezer, 'Zanussi' electric oven, 'Zanussi' gas hob, larder, 'Potterton' gas  
fired boiler, rear aspect window.

**BEDROOM 1** c.3.73m x 2.93m (12'3" x 9'7"). Double radiator, smooth  
plastered ceiling, front aspect window.

**BEDROOM 2** c.4.36m x 2.94m to 1.93m (14'4" x 9'8" to 6'4" room is  
irregular shape). Double radiator, front aspect window, doorway to:

**DRESSING ROOM** c.3.26m x 1.75m (10'8" x 5'9" room is irregular shape  
& these are max. measurements). No window.

**BATHROOM** White suite comprising panelled bath with fully tiled  
surround with mixer tap shower attachment, wash hand basin with  
cupboard below, close coupled WC, shaver socket, radiator, half tiled  
walls, rear aspect window.

**OUTSIDE FRONT GARDEN:** Arranged on two tiers and predominantly  
laid with pea shingle. **REAR GARDEN:** Paved patio, outside tap, small  
lawned area laid with artificial grass, flower & shrub beds, mature  
hedging, path leading down to GARAGE situated in block.

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

**EPC RATING** 'C'.

**TENURE** LEASEHOLD, the property is held on the residue of a 999 year  
lease dated from 24<sup>th</sup> June 1967. Ground rent £10pa.

**GROSS SQUARE MEASUREMENTS** 72.5 sq. metres (780 sq. feet) approx.

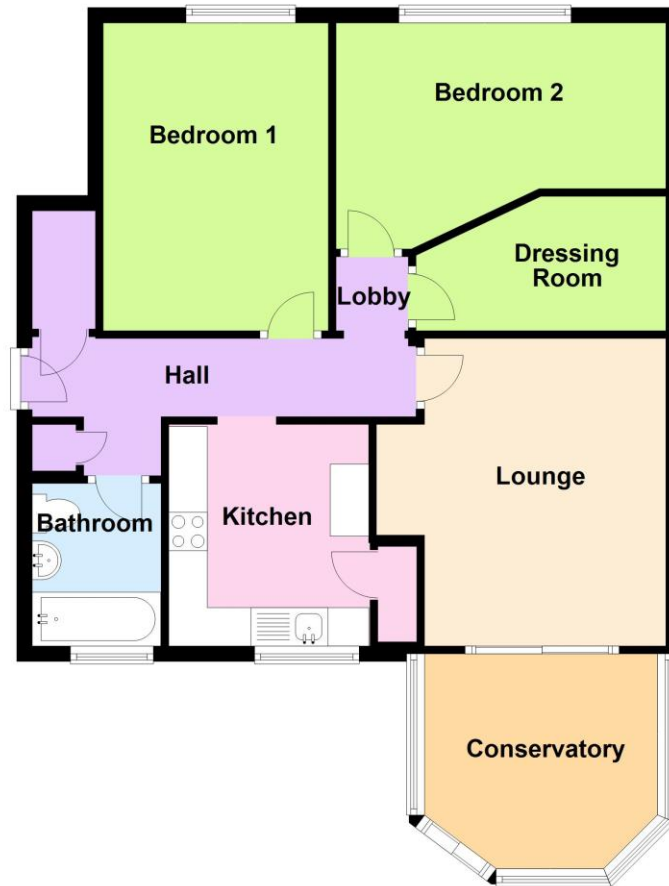
**DIRECTIONS** Leave Hythe via New Road turning right into Mousehole  
Lane and on reaching the junction with Southampton Road turn right and  
then immediately left into Hollybank Crescent. Take 3<sup>rd</sup> turning left into  
Hillview Road and the property will be found half way up the hill on the  
left hand side, 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.

independent estate agents

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**Open 7 Days**

 Paul Jeffreys Estate Agents

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