



70 Hotspur Close, Hythe SO45 6DP

paul jeffreys



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A MUCH IMPROVED & EXTREMELY WELL MAINTAINED GROUND FLOOR MAISONETTE WITH EXTENDED LEASE, IN POPULAR LOCATION WITHIN SHORT WALK OF HYTHE VILLAGE
Refitted kitchen & shower room, gas central heating, double glazing NO CHAIN

ACCOMMODATION

Entrance lobby, hall, lounge, 2 double bedrooms, refitted kitchen, refitted shower room, gardens, garage

ENTRANCE LOBBY UPVC part glazed front door with glazed side panel, further part glazed door to:

ENTRANCE HALL Two large storage cupboards, telephone point, radiator

LOUNGE c.4.44m x 3.80m (14'7" x 12'6"). Large front aspect window, radiator, electric fire with sandstone surround & mantel, TV point.

KITCHEN c.2.84m x 2.71m (9'4" x 8'11"). Refitted with attractive range of units comprising acrylic single drainer sink unit with cupboards below, integrated slimline dishwasher, integrated 'Indesit' washing machine, range of base units with cupboards & drawers with worktops above, tiled splashbacks, integrated fridge & freezer, range of wall cupboards, 'Hotpoint' electric ceramic hob with extractor hood over with 'Indesit' electric oven below, larder, radiator, tiled floor, glazed panel to hall, rear aspect window.

BEDROOM 1 c.3.80m x 3.01m (12'6" x 9'11"). Radiator, front aspect window.

BEDROOM 2 c.3.95m x 3.22m (13' x 10'7"). Built in double wardrobe, radiator, two rear aspect windows, UPVC double glazed doors to rear garden.

SHOWER ROOM Having been refitted with white suite comprising large enclosed shower cubicle, pedestal wash hand basin, close coupled WC, chrome heated towel rail, tiled floor, electric wall heater, rear aspect window.

OUTSIDE FRONT GARDEN: Laid to lawn with flower & shrub beds, outside bin store, brick built store housing 'Vaillant' gas fired boiler with electric. **REAR GARDEN:** Paved patio, lawned area, flower & shrub beds, small shed, electrically operated sunshade over doors from Bedroom 2.

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

EPC RATING 'bbc'

GROSS SQUARE MEASUREMENTS 66.2 sq. metres (712.5 sq. feet) approx.

TENURE The Agents are advised this property is LEASEHOLD. The Lease was extended on the 7th May 2008 for a term of 154 years.

DIRECTIONS Leave Hythe via Prospect Place, proceed over the roundabout at the bottom of Jones Lane towards Hythe Marina and fork left into West Street. Follow the road round the sharp left hand bend and turn 1st left into Westhill Drive and at the top of the hill turn right into Hotspur Close, where the property will be found towards the end.

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/09.12



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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