



25 Fern Road, Hythe SO45 5EG

paul jeffreys





## 25 Fern Road, Hythe

### AN IMPROVED FIRST FLOOR TWO-BEDROOM MAISONETTE WITH SUPERB VIEW OF SOUTHAMPTON WATER

With garage, large carport and long lease.

#### ACCOMMODATION

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

**ENTRANCE HALL** Part glazed front door, storage cupboard, stairs to:

**LANDING** Hatch to loft space, side aspect window, heating/water controls, radiator, airing cupboard with 'Worcester' Combination Boiler.

**LOUNGE** c.4.32m x 3.73m (14'2" x 12'3"). Front aspect window, gas coal effect fire with tiled hearth and cast iron effect surround and mantel.

**KITCHEN** c.3.41m x 2.84m (11'2" max. x 9'4"). Comprising inset single drainer stainless steel 1.5 bowl sink unit with cupboards below and plumbing for automatic washing machine, adjoining worktop with space and plumbing for slimline dishwasher. Range of base units with cupboards and drawers with worktops above and tiled splashbacks, range of wall cupboards, space below worktop for fridge and freezer, space for breakfast table, tiled floor, smooth plastered ceiling with recessed downlighters, rear aspect window with view across Southampton Water and beyond.

**BEDROOM 1** c.3.91m x 3.10m (12'10" inc. wardrobes x 10'2"). Rear aspect window with superb view of Southampton Water and beyond. Build in double wardrobe and further large built in wardrobes, radiator.

**BEDROOM 2** c.3.73m x 2.90m (12'3" x 9'6"). Front aspect window, wood laminate flooring, built in storage cupboard, radiator.

**BATHROOM** Having been refitted with fully tiled walls and white suite comprising panelled bath with mixer tap shower attachment over,

pedestal wash hand basin, close coupled WC, chrome heated towel rail, smooth plastered ceiling with recessed downlighters.

**OUTSIDE** Built in brick store, gate leading to REAR GARDEN: Lawned area, timber shed, corner decked area, direct access to LARGE CARPORT with parking for 2 cars. This is adjoining the GARAGE. There is power and light to the garage and power to the carport.

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

**EPC RATING** 'E'.

**GROSS SQUARE MEASUREMENTS** 68.9 sq. metres (741 sq. feet) approx.

**TENURE** The Agents are advised this property is LEASEHOLD held on the residue of a 999 year lease. The ground rent is £10 per annum.

**DIRECTIONS** Leave Hythe via New Road turning right into Mousehole Lane and on reaching the junction with Southampton Road turn right and immediately left into Hollybank Crescent. Take 3<sup>rd</sup> turning left into Hillview Road and continue to the very top with the T junction, turning left into Overbrook and 1<sup>st</sup> right into Fern Road. The property will be found at the very end in the courtyard on the right-hand side, indicated by our For Sale board.

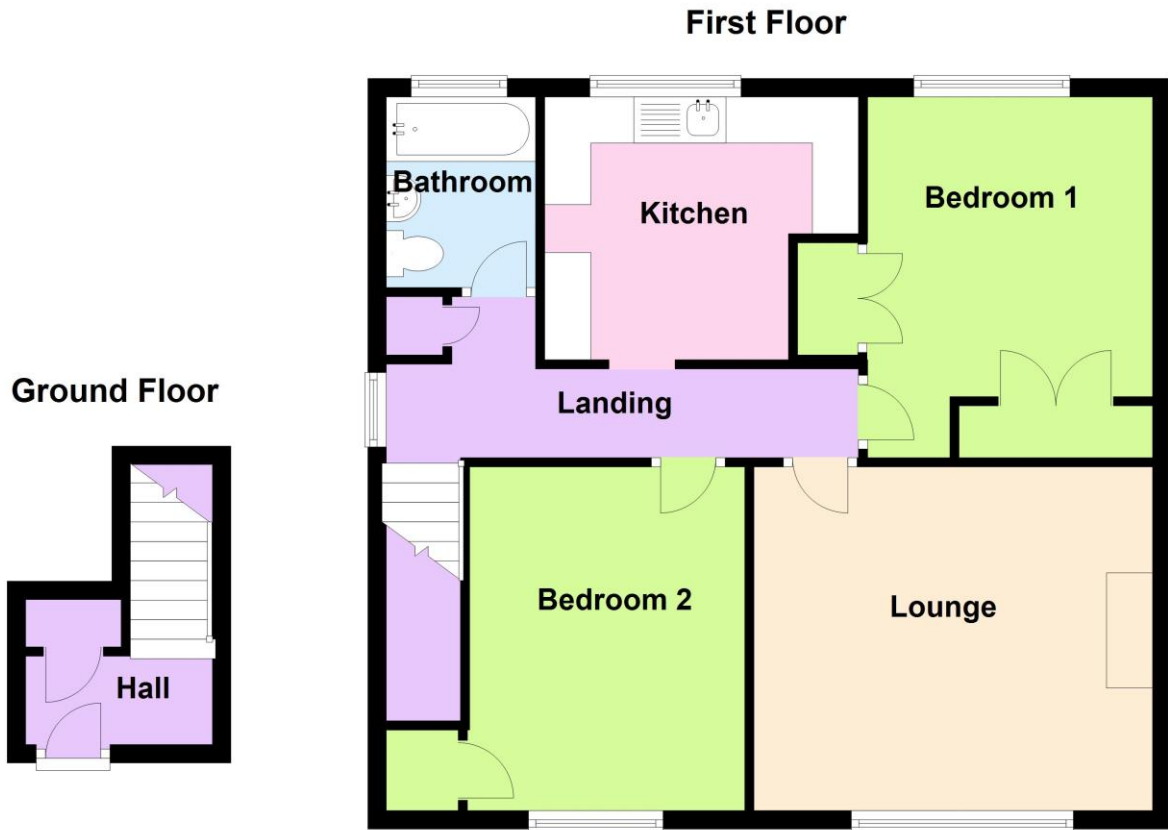
**NOTE** PAUL JEFFREYS HAVE NOT TESTED ANY APPLIANCE MENTIONED IN THESE PARTICULARS, INCLUDING CENTRAL HEATING AND SERVICES AND CANNOT CONFIRM THAT THEY ARE IN WORKING ORDER. ALL PHOTOGRAPHS ARE FOR GUIDANCE AND ITEMS WITHIN THE PHOTOGRAPHS MAY NOT BE INCLUDED IN THE SALE.

**NOTE** FLOOR PLAN IS FOR GUIDANCE ONLY.

**VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK**

PMD/HC/01.20





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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