



44 Davidson Close, Hythe SO45 6JT

paul jeffreys



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A PURPOSE BUILT FIRST FLOOR APARTMENT

With uninterrupted views over Southampton Water, gas central heating, double glazing, double aspect lounge, refitted kitchen, allocated parking space

ACCOMMODATION

Entrance hall, lounge/dining room with balcony, kitchen with appliances, 2 bedrooms, en-suite shower room, bathroom

ENTRANCE HALL Radiator, airing cupboard having hot water cylinder, cloaks cupboard.

LOUNGE/DINING ROOM c.6.17m x 4.02m (20'3" x 13'2"). Double doors to BALCONY and double doors opening onto Juliet balcony, TV point, telephone point, two radiators, open access to:

KITCHEN c.4.02m x 2.36m (13'2" x 7'9"). Having recently been refitted with worktops to three walls having low level cupboards & drawers, integrated washing machine, fridge/freezer and under-counter freezer, built in induction hob with extractor over & pan drawers beneath, base unit to one side housing fan assisted oven, microwave/convection oven above. Range of wall cupboards with under-pelmet lighting.

BEDROOM 1 c.4.22m x 2.80m (13'10" x 9'2"). Built in wardrobe cupboards, radiator, TV point, telephone point, door to:

EN-SUITE SHOWER ROOM. Fully tiled shower cubicle with plumbed in shower, vanity hand basin, cupboard beneath, low level WC with concealed cistern, shaver/light fitting, towel radiator.

BEDROOM 2 c.3.02m x 2.97m (9'11" x 9'9"). Built in wardrobe cupboards, radiator, TV point.

BATHROOM Part tiled walls, panelled bath with mixer taps & shower fitting, pedestal hand basin, low level WC suite, towel radiator.

OUTSIDE Allocated car space.

COUNCIL TAX BAND 'C' – Payable 2019-2020 - £1583.05

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 80.3sq. metres (864.7 sq. feet) approx.

TENURE The Agents are advised this property is LEASEHOLD held for the residue of a 125 year lease. Service charge is £1879.34 per annum payable to SPL Management with an additional £266.21 management cost for the upkeep of the exterior common areas.

AGENTS NOTE In accordance with the 1979 Estate Agents Act we have to advise you that the vendors of this apartment are relatives of a member of Paul Jeffreys Independent Estate Agents staff.

DIRECTIONS Leave Hythe via St Johns Street turning left into Shore Road, 1st left into Scott-Paine Drive and at the end turn left into Davidson Close with the apartment being on the right on the sea front.

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

JRS/HC/01.20



Ground Floor

Approx. 80.3 sq. metres (864.7 sq. feet)



Total area: approx. 80.3 sq. metres (864.7 sq. feet)

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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