



32 West Hill Drive, Hythe SO45 6DN

paul jeffreys



32 West Hill Drive, Hythe

A STAGGERED 3 BED MID-TERRACE HOUSE SITUATED IN A POPULAR LOCATION WITHIN SHORT WALK OF HYTHE VILLAGE AND WATERFRONT

UPVC double glazed windows, gas central heating, garage in block.
NO CHAIN.

ACCOMMODATION

Entrance hall, lounge, separate dining area, Kitchen, 3 bedrooms, bathroom, separate wc.

ENTRANCE HALL Part glazed UPVC front door with glazed side panel, double radiator, telephone point, thermostat control, understairs storage cupboard.

LOUNGE c.3.81m x 3.43m (12'6" x 11'14"). Front aspect window, double radiator, tv point, gas fire, door to hall & open access to:

DINING AREA Double radiator, sliding patio door to rear garden, door to:

KITCHEN c.2.77m x 2.74m (9'1" x 9'). Comprising inset single drainer stainless steel sink unit with cupboards below & adjoining worktop with plumbing for automatic washing machine, base units with cupboards & drawers, part tiled splashbacks, range of wall cupboards, glass fronted display cupboard, recess for fridge/freezer, rear aspect window, half glazed door to rear garden. aspect window.

LANDING Hatch to loft space, airing cupboard with lagged tank.

BEDROOM 1 c.3.61m x 2.74m (11'10" x 9'). Double radiator, built-in double wardrobe, rear aspect windows.

BEDROOM 2 c.2.95m x 2.74m (9'8" x 9'). Double built-in wardrobe, radiator, boiler, front aspect window.

BEDROOM 3 c. 2.46m x 2.08m (8'1" x 6'10") Radiator, front aspect window.

BATHROOM White suite with fully tiled walls, panelled bath with Triton shower over, pedestal wash hand basin, radiator, electric wall heater, rear aspect window.

SEPARATE WC WC, half tiled walls, rear aspect window.

OUTSIDE

FRONT GARDEN: Being laid to lawn with flower and shrub beds.

REAR GARDEN: Small paved area, lawned area, flower and shrub beds, mature hedging, rear pedestrian gate, which leads through to GARAGE SITUATED IN NEARBY BLOCK.



COUNCIL TAX BAND 'C'- payable 2020/21 - £1,650.20.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 80.9 sq. metres (870.6 sq. feet) approx.

TENURE The agents are advised this property is FREEHOLD.

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.

DIRECTIONS Leave Hythe via Prospect Place & on reaching the mini roundabout turn right & then left into West Street. Follow this road round the left-hand bend & West Hill Drive will be found as the first turning on the left-hand side. Proceed to the T-junction turning left & No. 32 will be found on the right-hand side indicated by our For Sale Board.

VIEWING STRICTLY BY APPOINTMENT

OPEN	Weekdays	9.00am – 6.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

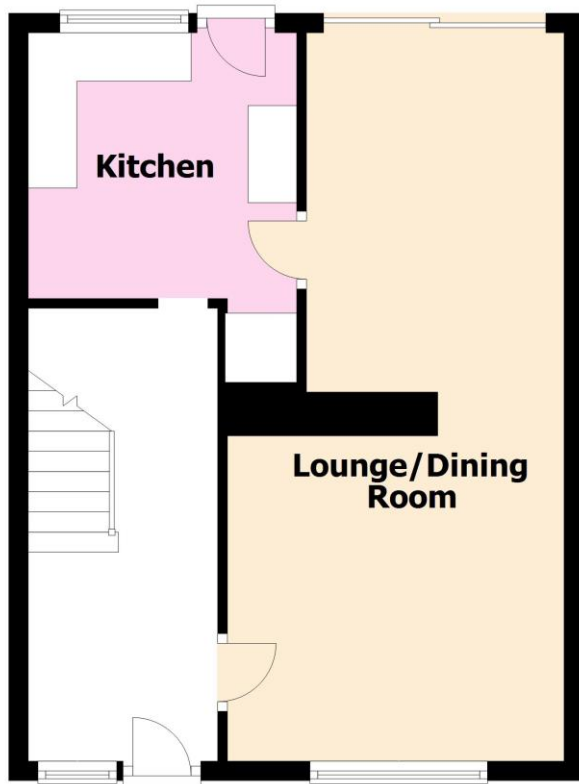
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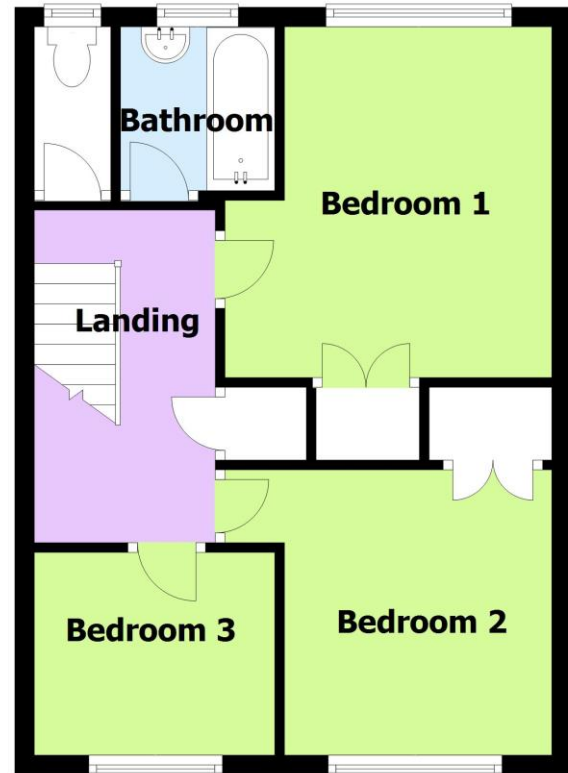
Ground Floor

Approx. 41.3 sq. metres (445.0 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.6 sq. feet)



Total area: approx. 80.9 sq. metres (870.6 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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