



32 Selman Close, Hythe SO45 6JS

paul jeffreys



## 32 Selman Close, Hythe

AN EXTREMELY SPACIOUS LIGHT & AIRY TOP FLOOR APARTMENT WITH LARGE WRAP AROUND BALCONY WITH VIEWS OF SOUTHAMPTON WATER

Short level walk of Hythe village, waterfront and marina  
UPVC double glazed windows, gas central heating,  
2 allocated parking spaces. NO CHAIN.

### ACCOMMODATION

Communal entrance hall, hall, open plan lounge/dining/kitchen,  
2 double bedrooms, en-suite shower room, bathroom

**COMMUNAL ENTRANCE HALL** With entryphone system and stairs to all floors.

**ENTRANCE HALL** Airing cupboard with 'Powermax' gas fired boiler, further double storage cupboard, radiator, hatch to loft space.

**LOUNGE/DINING ROOM** c.5.66m x 4.66m (18'7" x 15'3" approx. measurements as room is 'L' shaped and open plan to kitchen). A very light and airy room with wide full height window overlooking balcony with glazed door with two glazed full height side panels also leading to the balcony, further front aspect window with view of Southampton Water. Wood laminate flooring, two radiators, TV & telephone points, open access to:

**KITCHEN AREA** c.3.82m x 2.97m (12'6" x 9'9" the larger measurement extends into the lounge/dining area as this is open plan & is therefore included in some of the measurement for the lounge/dining area). White gloss units comprising inset single drainer stainless steel sink unit with cupboards below and automatic washing machine to remain, together with integrated 'Kenwood' dishwasher, range of base units with cupboards & drawers with worktops above and tiled splashbacks, wall cupboards including glass fronted display cupboard, microwave shelf. 'Belling' electric ceramic hob with stainless steel extractor hood over and 'Beko' electric oven below, rear aspect window.

**BEDROOM 1** c.3.87m x 2.96m (12'8" x 9'9"). Large built in double wardrobe with mirrored sliding doors, radiator, TV point, rear aspect window, door to:

**EN SUITE** White suite with fully tiled walls comprising wide shower cubicle with 'Triton' plumbed in shower, close coupled WC, pedestal wash hand basin, shaver socket, extractor fan, radiator.

**BEDROOM 2** c.3.95m x 2.98m (13' x 9'9"). Radiator, telephone point, front aspect window with view of Southampton Water.

**BATHROOM** White suite comprising panelled bath with 'Triton' plumbed in shower with folding shower screen and fully tiled surround, pedestal wash hand basin, close coupled WC, extractor fan, shaver socket, double radiator.

**OUTSIDE** Two allocated parking spaces.

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

**EPC RATING** 'C'.

**GROSS SQUARE MEASUREMENTS** 77.8 sq. metres (837 sq. feet) approx.

**TENURE** The Agents are advised this property is LEASEHOLD. Maintenance Charge £266.21 to SPL Ltd. & £913.00 to Management Co.

**DIRECTIONS** From our office proceed via St. John Street past the new Lidl and take 2<sup>nd</sup> left into Shore Road. Take 1<sup>st</sup> left into Scott-Paine Drive and follow this through to the junction turning right into Selman Close and the block will be found on the right hand side.

**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.

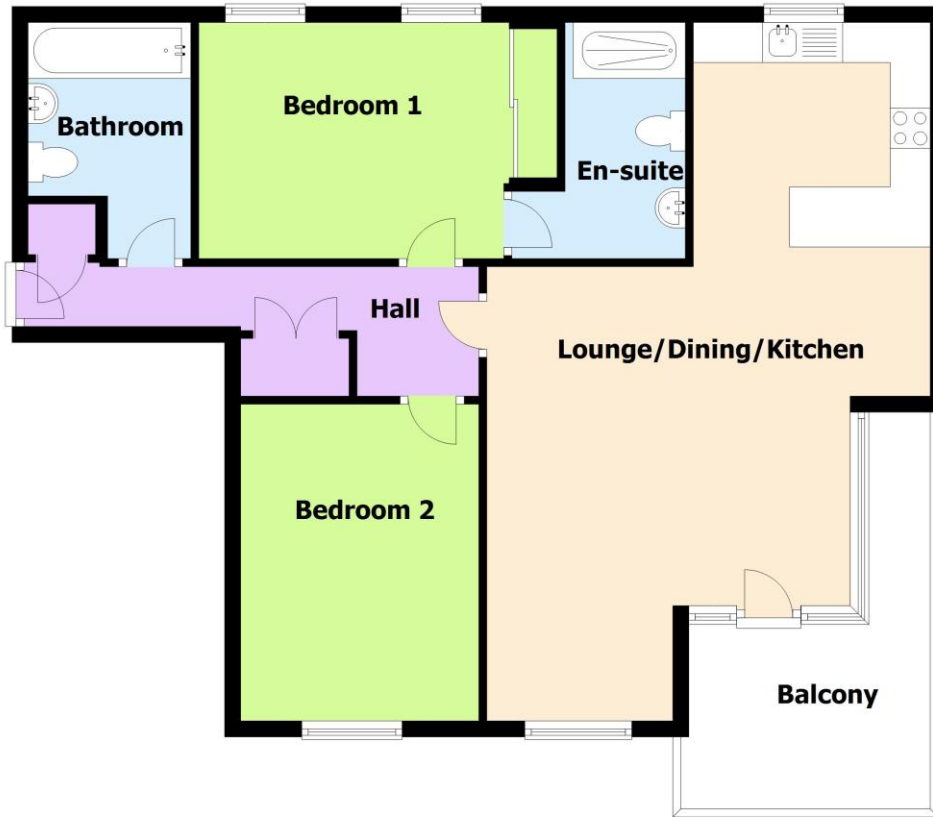
**NOTE** FLOOR PLAN IS FOR GUIDANCE ONLY

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



## Ground Floor

Approx. 77.8 sq. metres (837.8 sq. feet)



Total area: approx. 77.8 sq. metres (837.8 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.

independent estate agents

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 Paul Jeffreys Estate Agents

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