



31 Haven Court, Hythe SO45 5DA

paul jeffreys



31 Haven Court, Southampton Road, Hythe

A TOP FLOOR RETIREMENT FLAT
WITHIN WALKING DISTANCE OF HYTHE CENTRE
FACING ACROSS THE LANDSCAPED GARDENS & ALLOTMENTS
Electric under-floor heating, double glazing, kitchen with fitted
appliances, residents' lounge, laundry, mobility scooter store, lift,
reception hall, landscaped gardens

ACCOMMODATION

Entrance hall, lounge, kitchen, bedroom, wet room

ENTRANCE HALL Access to roof space, airing/storage cupboard.

LOUNGE c.5.23m x 3.45m (17'2" x 11'4"). Fire surround with fitted electric fire, TV & telephone points, door to BALCONY and open access to:

KITCHEN c.2.21m x 2.21m (7'3" x 7'3"). Part tiled walls, inset single drainer stainless sink unit with worktops to three walls, low level cupboards and drawers and range of wall cupboards. Built in 'Hotpoint' ceramic hob with extractor over, base unit housing 'Neff' oven. Integrated fridge/freezer, roof light, extractor fan and tiled floor.

BEDROOM c.4.02m x 2.84m (13'2" x 9'4"). TV & telephone points, walk-in wardrobe cupboard.

WET ROOM. Shower door has been fitted to avoid splashing, plumbed in shower, vanity hand basin with cupboards beneath, low level WC, towel radiator.

OUTSIDE Landscaped communal gardens lying mainly on the southern and eastern side of the property, car parking space is available for an annual charge of £250, subject to availability.

COUNCIL TAX BAND 'B' - payable 2020/21 - £1,443.92.

EPC RATING 'B'.

GROSS SQUARE MEASUREMENTS 48 sq. metres 516.1 (sq. feet) approx.

TENURE The Agents are advised that the flat is LEASEHOLD. Service charge paid monthly £160.91 including water rates, buildings insurance, upkeep of common areas, gardens and contingency fund. Ground rent payable six monthly £212.50.

DIRECTIONS Leave Hythe via Prospect Place and Jones Lane, at the end turn left into the service road and Haven Court will be seen on the left 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

VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

JRS/HC/07.20



Ground Floor

Approx. 48.0 sq. metres (516.1 sq. feet)



Total area: approx. 48.0 sq. metres (516.1 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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