



6 Harbour View, Emerald Crescent, Hythe SO45 6WF

paul jeffreys



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A FIRST FLOOR FLAT WITH LIFT BUILT APPROX. 4 YEARS AGO

Gas underfloor heating with individual room thermostats, double glazing, 2 allocated parking spaces, vendor suited

ACCOMMODATION

Entrance hall, open plan living/kitchen area with appliances, 2 bedrooms, en-suite shower room, family bathroom

ENTRANCE HALL Storage cupboard.

OPEN PLAN LIVING/KITCHEN AREA Lounge: c.5.40m x 4.60m (17'7" x 15'3"). TV and telephone points. Kitchen: c.3.50m x 1.80m (11'6" x 5'10"). Part tiled walls, inset stainless steel bowl with black granite worktops, range of low level cupboards and drawers with integrated fridge, freezer, dishwasher and washing machine. Built in 4 burner 'Neff' gas hob with stainless steel extractor over and adjoining range of wall cupboards, recessed ceiling lights, tiled floor.

BEDROOM 1 c.4.40 m x 3.40m (14'5" x 11'2"). Range of wardrobe cupboards, one with mirror door, TV point, telephone point, door to:

EN-SUITE SHOWER ROOM Fully tiled walls, refitted with double shower cubicle and plumbed in shower, pedestal hand basin, low level WC suite, shaver point, wall mirror, tiled floor, recessed ceiling lights.

BEDROOM 2 c.4.00m x 2.90m (13'2" x 9'7" average measurements). Double mirror fronted wardrobe cupboards, cupboard housing 'Baxi' gas boiler for underfloor heating and hot water.

BATHROOM Fully tiled walls, panelled bath with mixer taps and shower fitment, vanity hand basin with adjoining vanity shelf, low level WC suite with concealed cistern, shaver point, wall mirror, tiled floor, chromium towel radiator.

OUTSIDE Two allocated car parking spaces in the tandem style marked 'K', dustbin store, landscaped grounds.

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

EPC RATING 'B'.

GROSS SQUARE MEASUREMENTS 73.3 sq. metres (789.4 sq. feet) approx.

TENURE LEASEHOLD. Held on a lease from 01.01.2013 for 125 years with a ground rent of £150 per annum rising every 25 years. Maintenance charge £1,236 was paid in 2019/20.

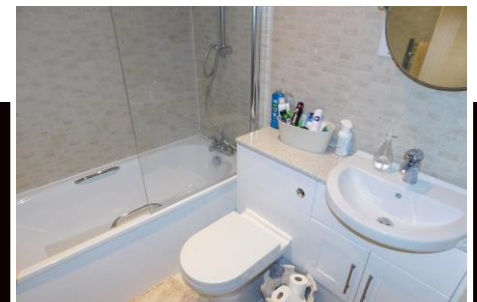
DIRECTIONS Leave Hythe via St Johns Street taking 2nd left into Shore Road, 1st left into Scott-Paine Drive and 1st left into Emerald Crescent. Harbour View will be seen on the right hand side.

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

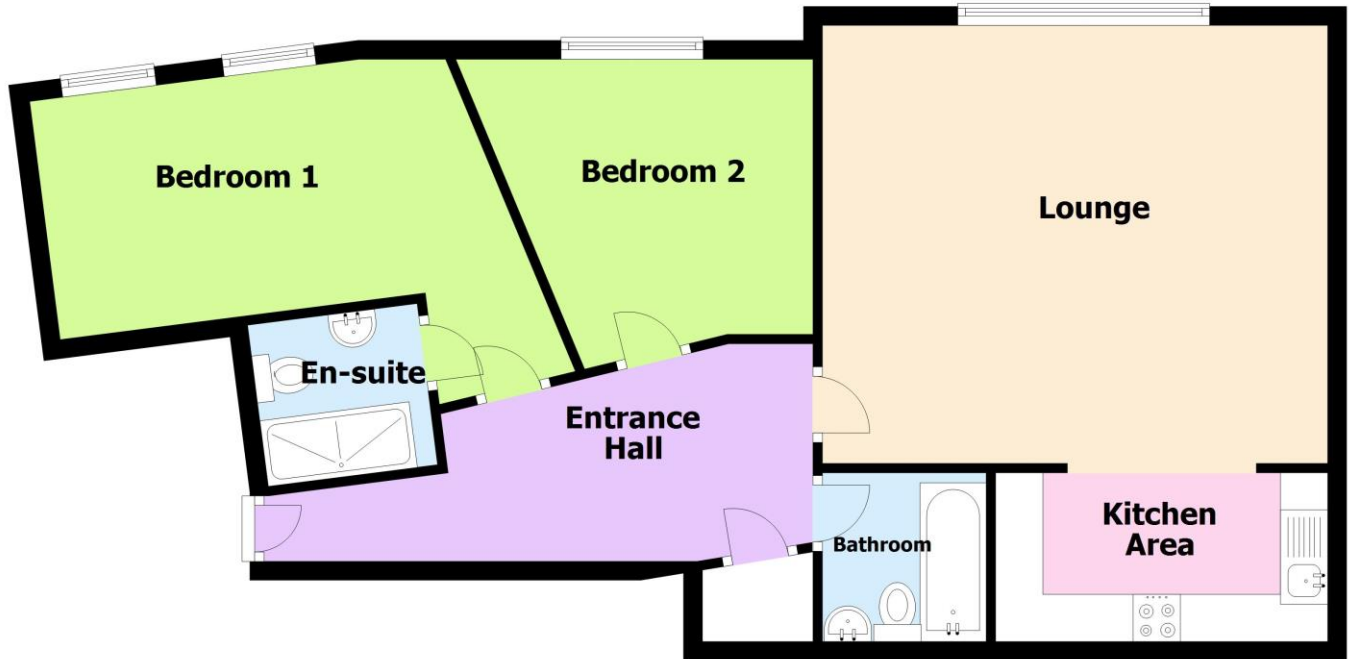
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

JRS/HC/09.2020



Ground Floor

Approx. 73.3 sq. metres (789.4 sq. feet)



Total area: approx. 73.3 sq. metres (789.4 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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