



70 Davidson Close, Hythe SO45 6JT

paul jeffreys



AN IMMACULATELY MAINTAINED FIRST FLOOR
APARTMENT WITH BALCONY AND VIEWS ACROSS
SOUTHAMPTON WATER

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

ACCOMMODATION

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

COMMUNAL ENTRANCE HALL With entry phone system
and stairs to all floors.

ENTRANCE HALL Airing cupboard with recently installed
'Ideal' gas fired combination boiler. Radiator and
telephone point.

OPEN PLAN LOUNGE/DINING/KITCHEN c.7.41m x 4.26m
to 3.25m (24'2" x 13'11" to 10'8"). (Room is 'L' shaped).
KITCHEN AREA: 1.5 bowl stainless steel single drainer
sink unit with cupboards below and integrated 'Neff' dish
washer. Range of base units with cupboards and drawers
with granite type worktops over and tiled splashbacks.
Range of wall cupboards, 'Neff' stainless steel gas hob
with extractor hood over, 'Neff' electric oven below,
integrated fridge and freezer, pull out corner racked unit,
recessed downlighters and wine rack. Front aspect
window and open access to:

LOUNGE/DINING AREA: Double radiator, TV point recessed
downlighters, side aspect window, full height picture
windows and glazed doors leading to Balcony.

BEDROOM 1 c.3.93m x 3.72m (12'11" x 12'2"). Window
with view across green and across Southampton Water. TV
and telephone points, radiator, two built-in double
wardrobes and door to:

EN-SUITE Comprising large enclosed fully tiled shower
cubicle with 'Ideal' plumbed in shower, close coupled WC,
pedestal wash hand basin, shaver socket, radiator, part half
tiled walls, extractor fan and window.

BEDROOM 2 c.3.20m x 4.03m to 2.59m (10'6" x 13'2" to
8'6"). Window with view to Southampton Water, built-in
wardrobes, radiator and TV point.

BATHROOM White suite comprising panelled bath with fully
tiled surround with mixer tap shower attachment over and
folding shower screen. Pedestal wash hand basin, close
coupled WC, tiled shelf, shaver socket, radiator, extractor
fan and recessed downlighters.

UTILITY ROOM c.1.92m x 1.75m (6'4" x 5'9"). Comprising
inset single drainer sink unit with cupboard below and
space and plumbing for automatic washing machine. Tiled
splashbacks. Good range of built-in cupboards, radiator
and front aspect window.



OUTSIDE Two allocated parking spaces.

COUNCIL TAX BAND 'C' – Payable 2020/21 - £1650.20.

EPC RATING tbc

GROSS SQUARE MEASUREMENTS 75 sq. metres (807 sq. feet) approx.

TENURE The agents are advised that this property is LEASEHOLD on the remainder of a 999 year lease from October 2001. Maintenance charge £266.21 to SPL Limited and £913 to the Management company. This includes the Buildings Insurance.

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 From our office proceed via St Johns Street passed the new Lidl and take the second left into Shore Road. Take the first left into Scott-Paine Drive and follow this through to the junction, turning left into Davidson Close and the block will be found on the right hand side.

VIEWING STRICTLY BY APPOINTMENT

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

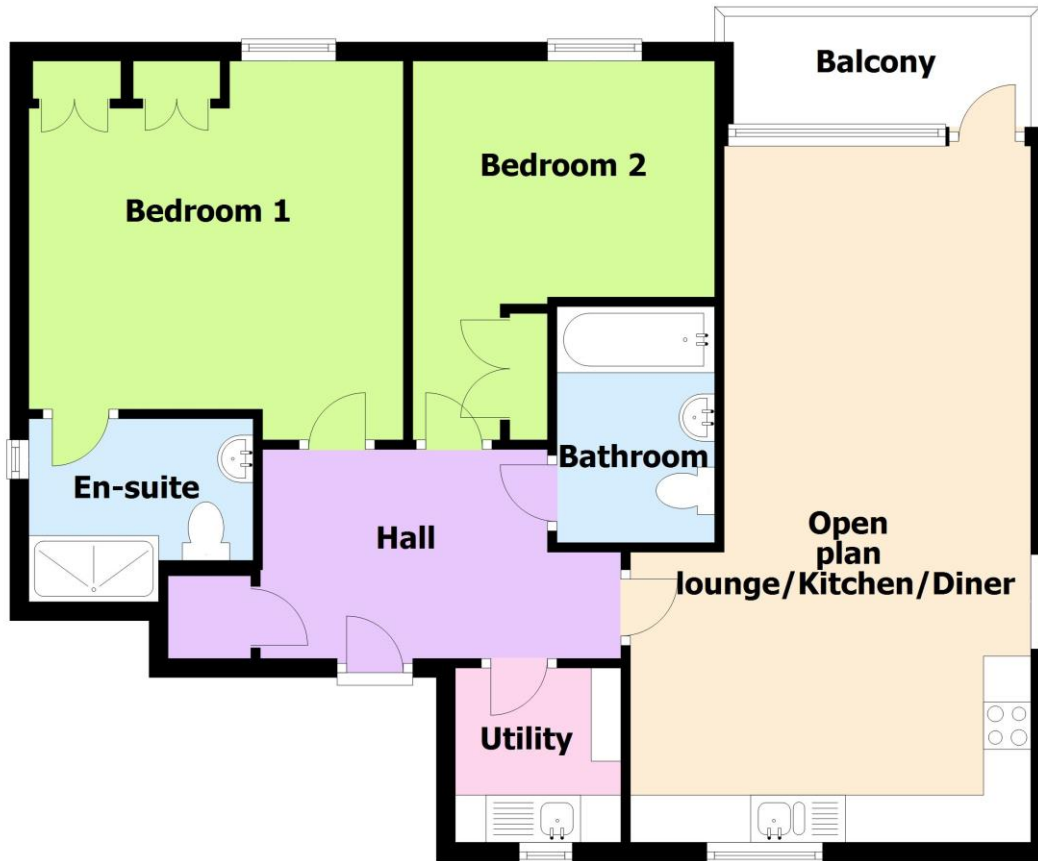
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Ground Floor

Approx. 75.0 sq. metres (807.4 sq. feet)



Total area: approx. 75.0 sq. metres (807.4 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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