



15 Tormead, Hythe SO45 5AW

paul jeffreys



A MUCH IMPROVED 3-STOREY TOWNHOUSE WITH MANY  
ATTRACTIVE MODERN FEATURES

Walking distance of Noadswood/Orchard Schools.  
Gas central heating, underfloor heating to kitchen &  
shower room, double glazing, garage & parking for 2 cars

ACCOMMODATION

Entrance hall, utility/cloakroom, 3 bedrooms,  
refitted shower room, lounge/dining room,  
refitted kitchen with appliances

ENTRANCE HALL Radiator.

REAR LOBBY Storage cupboard, door to:

BEDROOM 3 (currently used as office). c.3.30m x 2.46m  
(10'10" x 8'1"). Patio doors to garden, radiator.

CLOAKROOM/UTILITY ROOM c.1.70m x 1.65m (5'7" x  
5'5"). Low level WC, pedestal hand basin, plumbing for  
washing machine.

FIRST FLOOR LANDING Radiator, storage cupboard.

LOUNGE/DINING ROOM c.5.08m x 4.42m (16'8" x  
13'11"). TV point, radiator, telephone point.

KITCHEN c.3.61m x 2.46m (11'10" x 8'1"). Having been  
refitted with range of 'Howden' units, part tiled walls,  
inset single drainer acrylic sink unit with adjoining

worktop, low level cupboard and drawers with integrated  
dishwasher. Base unit housing oven and microwave with  
pull out larder to one side, range of wall cupboards, further  
worktop with fitted 4 burner gas hob, having integrated  
fridge and freezer beneath with drawer stack. Wall  
cupboards over with central extractor fan, underfloor  
electric heating, recessed ceiling lights, tiled floor.

SECOND FLOOR LANDING

BEDROOM 1 c.3.63m x 3.33m (11'11" x 10'11"). Wood  
laminate flooring, range of wardrobe cupboards to one wall  
with louvre doors and further double wardrobe cupboard  
with louvre doors, radiator.

BEDROOM 2 c.3.43m x 3.28m (11'3" x 10'9"). Storage  
cupboard, radiator.

SHOWER ROOM Tiled walls, refitted with 'Montrose  
Sanitaryware' comprising double shower cubicle with  
plumbed in shower, vanity hand basin, low level WC suite  
with concealed cistern, chromium heated towel rail,  
cupboard housing 'Halstead' gas combination boiler for  
central heating and hot water system, electric underfloor  
heating.

OUTSIDE Block pavier driveway allows parking for two cars  
and gives access to INTEGRAL GARAGE. Small area of  
garden to the rear, which is paved, with flower beds and  
pedestrian gate leading onto the communal garden area.





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

EPC RATING 'bbc'

AGENT'S NOTE Maintenance charge towards to the upkeep of the communal lawned area currently £205 per annum.

GROSS SQUARE MEASUREMENTS 108.1 sq. metres (1,163.7 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 New Road and Langdown Lawn, at the roundabout take 3<sup>rd</sup> exit into Upper Mullins Lane and 3<sup>rd</sup> right into The Mead. Tormead is the 1<sup>st</sup> turning on the right, the property being situated at the end.

VIEWING STRICTLY BY APPOINTMENT

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

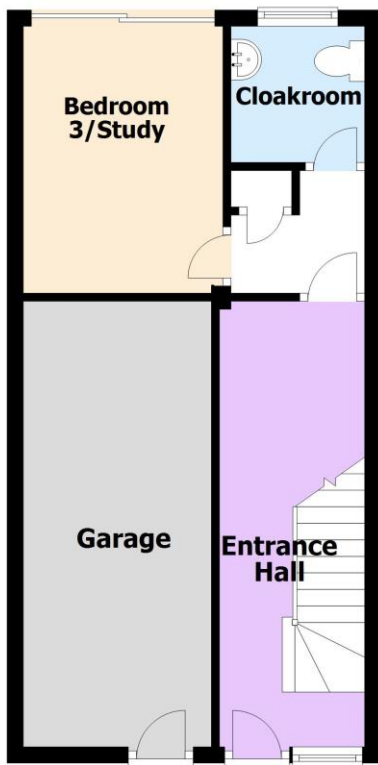
JRS/HC/10.2020





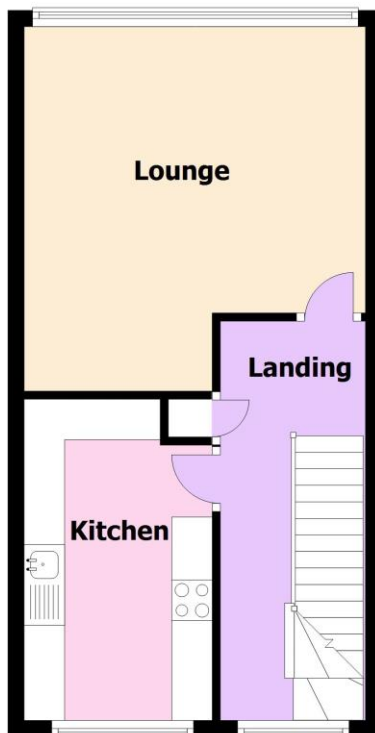
### Ground Floor

Approx. 37.4 sq. metres (403.1 sq. feet)



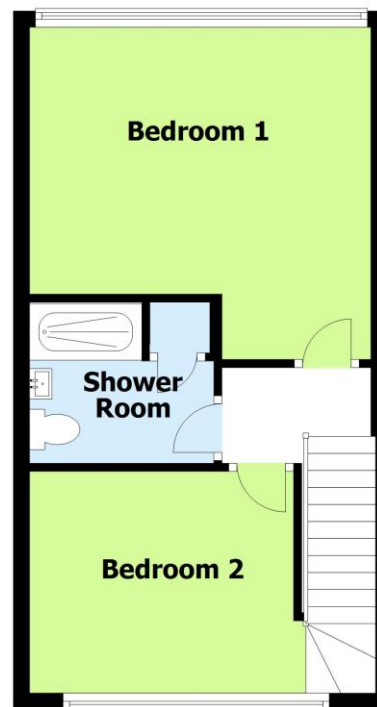
### First Floor

Approx. 36.1 sq. metres (388.1 sq. feet)



### Second Floor

Approx. 34.6 sq. metres (372.5 sq. feet)



Total area: approx. 108.1 sq. metres (1163.7 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

**023 8084 8555**

[sales@pauljeffreys.co.uk](mailto:sales@pauljeffreys.co.uk)

[pauljeffreys.co.uk](http://pauljeffreys.co.uk)

**zoopla**.co.uk

**rightmove**.co.uk  
The UK's number one property website

**paul jeffreys**

Sales | lettings | land

**Open 7 Days**

 Paul Jeffreys Estate Agents

 @pauljeffreys92