



1 Scott-Paine Drive, Hythe SO45 6JY

paul jeffreys



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A SPACIOUS GROUND FLOOR APARTMENT WITHIN SHORT LEVEL WALK OF HYTHE VILLAGE & WATERFRONT

Gas central heating, double glazing, two allocated parking spaces. NO CHAIN.

ACCOMMODATION

Communal entrance lobby, inner hall, lounge/diner, kitchen, utility room, two double bedrooms, en-suite shower room, bathroom.

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

ENTRANCE LOBBY Front door, radiator, door to inner hallway, door to:

BATHROOM White suite comprising panelled bath with mixer tap, shower attachment over and fully tiled surround, pedestal wash hand basin, close coupled WC, part tiled walls, shaver socket, radiator, extractor fan, recess downlighters, rear aspect window.

INNER HALL Entry phone, radiator, airing cupboard with 'Powermax', floor mounted gas fired boiler. Further storage cupboard.

LOUNGE c.5.44m to 2.50m x 4.19m (17'10" to 8'2" x 13'9" – room is irregular shape) Two front aspect windows, two double radiators, TV & Telephone points, door to hall and doorway to:

KITCHEN c.3.57m x 1.95m (11'9" x 6'5") (Room is irregular shape) comprising single drainer stainless steel sink unit with one cupboard below and space and plumbing for dishwasher. Range of base units with cupboards and drawers with worktops above and tiled splashbacks with concealed lighting over. Range of wall cupboards, wine rack, space for fridge/freezer, Whirlpool ceramic hob and Indesit Electric double oven below with stainless steel extractor hood above. Tiled floor, double radiator, spotlights, front aspect window door way to:

UTILITY ROOM c.1.80m x 1.78m (5'11" x 5'10"). Full width worktop with space and plumbing for automatic washing machine, two base units, wall cupboards, tiled splashbacks, radiator, tiled floor, extractor fan.

BEDROOM 1 c.4.42m x 3.80m to 2.50m (14'6" x 12'5" to 8'2") Double radiator, two built in cupboards, TV and telephone points, front aspect window, door to:

EN SUITE White suite comprising fully tiled shower cubicle with plumbed in shower, pedestal wash hand basin, close coupled WC with tiled splashbacks, extractor fan, recessed downlighters, shaver socket, front aspect window.

BEDROOM 2 c.3.80m x 3.06m to 2.67m (12'5" x 10'1" to 8'9"). Two built in cupboards, double radiator, TV & telephone point, rear aspect window.



OUTSIDE -There are two allocated parking spaces. There is a door to the front of the block and a door to the rear where there is a communal paved patio area.

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

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 74.78 sq. metres (805.1 sq. feet) approx.

TENURE The agents are advised that this property is LEASEHOLD on the remainder of the 999 year lease.

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.

FLOOR PLAN IS FOR GUIDANCE ONLY.

DIRECTIONS AS FOLLOWS:

From our office proceed via St John Street passing the new Lidl and taking the second turning left into Shore Road. Take the first left into Scott-Paine Drive and the property will be found on the left actually on the corner.

VIEWING STRICTLY BY APPOINTMENT

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

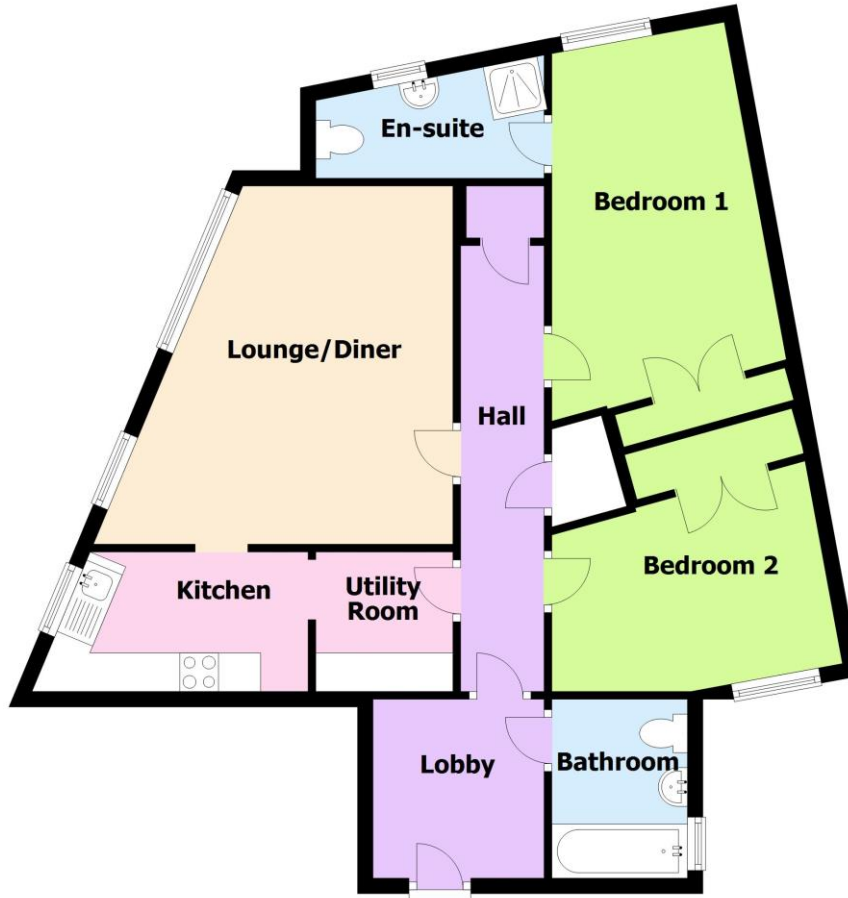
PMD/BH/02.21





Ground Floor

Approx. 74.8 sq. metres (805.1 sq. feet)



Total area: approx. 74.8 sq. metres (805.1 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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