



3 West Hill Drive, Hythe SO45 6DL

paul jeffreys





## 3 West Hill Drive, Hythe

### A MODERN MID-TERRACE HOUSE

Within short walking distance of Hythe village centre  
Scope to update & improve, but with refitted kitchen  
Gas central heating, double glazing, plastic fascias, garage at rear. NO CHAIN

### ACCOMMODATION

Entrance hall, lounge, kitchen/dining room, 3 bedrooms,  
shower room, separate WC

ENTRANCE HALL Double radiator, glazed door to:

LOUNGE c.4.83m x 4.37m max. (15'10" x 14'4"). Fire surround with fitted electric fire, cupboard beneath staircase, radiator, TV point, door to:

KITCHEN/DINING ROOM c.5.05m x 2.74m (16'7" x 9'). Having been refitted with inset single drainer stainless sink unit with range of worktops to three walls, including low level cupboards & drawers and built in 4 burner gas hob. Base unit housing 'Neff' oven, range of wall cupboards, radiator, telephone point, wood block flooring to dining area, door to garden.

LANDING Access to roof space, airing cupboard housing 'Vaillant' gas combination boiler.

BEDROOM 1 c.3.48m x 3.41m (11'5" x 11'2" max. measurements). Built-in wardrobe cupboard, radiator.

BEDROOM 2 c.3.35m x 2.72m (11'x 8'11"). Built in wardrobe cupboards, radiator.

BEDROOM 3 c.2.44m x 2.44m (8' x 8'). Radiator.

SHOWER ROOM With fully tiled shower cubicle having 'Triton' electric shower, vanity hand basin, chromium towel radiator.

SEPARATE WC With low level suite.

OUTSIDE The garden to the front is laid to lawn with pedestrian path to the front door and camelia shrub. The rear garden is mainly paved on three levels allowing for easy maintenance and gives access to the GARAGE with up and over door, which is approached via Percy Close.

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

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 73 sq. metres (785.5 sq. feet) approx.

TENURE The Agents are advised this property is FREEHOLD

DIRECTIONS Leave Hythe via Prospect Place and at the mini roundabout take 2<sup>nd</sup> exit into West Street and 1<sup>st</sup> left also West Street. Follow the road round and West Hill Drive will be seen as the 1<sup>st</sup> turning on the left.

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

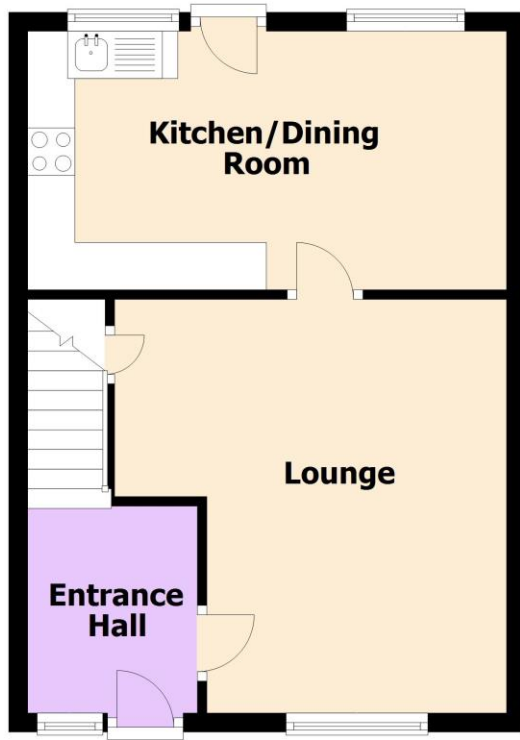
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

JRS/HC/02.21



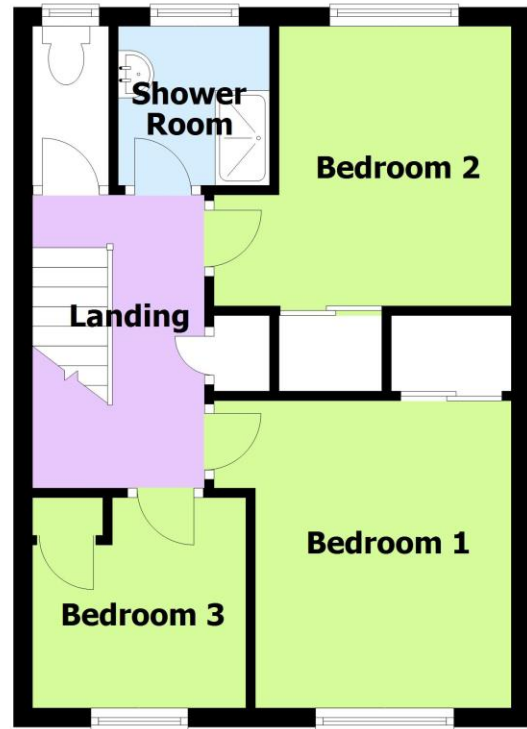
## Ground Floor

Approx. 36.5 sq. metres (392.7 sq. feet)



## First Floor

Approx. 36.5 sq. metres (392.7 sq. feet)



Total area: approx. 73.0 sq. metres (785.5 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

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