



40 Sir Christopher Court, Hythe SO45 6JR

paul jeffreys



40 Sir Christopher Court, Hythe SO45 6JR

A GROUND FLOOR FLAT IN A LISTED BUILDING WITHIN A STONES THROW OF THE WATERFRONT AND HYTHE VILLAGE CENTRE
Gas central heating, carport and additional parking space.
NO CHAIN.

ACCOMMODATION

Entrance hall, lounge, kitchen, bedroom, shower room

ENTRANCE HALL Thermostat control, storage cupboard.

LOUNGE c.4.78m x 3.22m (15'8" x 10'7"). Wide front aspect bay window with secondary double glazing, two double radiators, TV & telephone points, recessed downlighters.

KITCHEN c.2.52m x 1.97m (8'3" x 6'5"). Comprising inset acrylic 1 1/2 bowl single drainer sink unit with one cupboard below and space and plumbing for automatic washing machine. Two base units with cupboards and drawers with worktops above and tiled splashbacks. 'Hotpoint' cooker with extractor hood over. Two slim wall cupboards, space for a fridge/freezer, double radiator, 'Worcester' gas fired combination boiler, recessed down lighters, radiator and rear aspect window.

BEDROOM c.4.08m X 2.80m (13'4" (excluding door recess) x 9'2"). Front aspect window, radiator, built in double wardrobe.

SHOWER ROOM Comprising fully tiled shower cubicle with plumbed in shower. Pedestal wash hand basin, close coupled WC, part tiled walls, extractor fan, heated towel rail.

OUTSIDE The rear of the block there is a large communal paved area with bench seating, bordered by shrub beds.

BRICK BUILT CARPORT with additional parking space in front.

COUNCIL TAX BAND 'B' - Payable 2020/21 - £1,443.92.

EPC RATING Exempt.

GROSS SQUARE MEASUREMENTS 45 sq. metres (489 square feet) approx.

TENURE The Agents are advised that the property in LEASEHOLD on a residue of a 999 year lease.

The service charge is £1,022 per annum and there is an Estate Charge of £300 per annum, giving a total of £1,322 per annum.

DIRECTIONS From our office proceed via St Johns Street passing Lidl's on the right hand side and then Sir Christopher Court will be found on the left hand side. Turn immediately right into the car parking area and the property will be found on the right hand side.

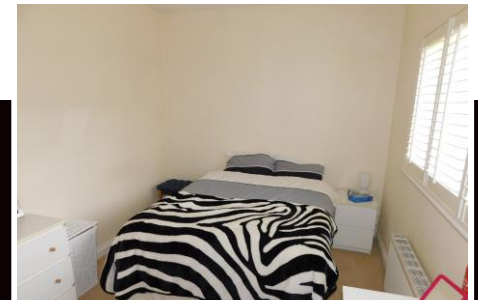
NOTE – PAUL JEFFREYS HAVE NOT TESTED ANY APPLIANCE MENTIONED IN THESE PARTICULARS, INCLUDING CENTRAL HEATING AND SERVICES AND CANNOT CONFIRM THAT THEY ARE IN WORKING ORDER. ALL PHOTOGRAPHS ARE FOR GUIDANCE AND ITEMS WITHIN THE PHOTOGRAPHS MAY NOT BE INCLUDED IN THE SALE.

FLOOR PLAN IS FOR GUIDANCE ONLY

VIEWING STRICTLY BY APPOINTMENT

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

PMD/BH/2.21



Ground Floor

Approx. 45.4 sq. metres (489.1 sq. feet)



Total area: approx. 45.4 sq. metres (489.1 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.

independent estate agents

023 8084 8555

sales@pauljeffreys.co.uk

pauljeffreys.co.uk

Zoopa.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