



52 Hillview Road, Hythe SO45 5GL

paul jeffreys



AN EXTENDED DETACHED BUNGALOW IN FAVOURED LOCATION

Gas central heating, new boiler (Oct. 2020 with 10 year guarantee), double glazing, plastic fascias, good sized south facing rear garden. NO CHAIN.

ACCOMMODATION

Entrance hall, lounge, dining room, kitchen, 3 bedrooms, refitted bathroom, long drive & garage

ENTRANCE HALL Radiator, thermostat, telephone point.

LOUNGE c.4.93m x 4.19m (16'2" x 13'9"). Period style fire surround with fitted coal effect electric fire, radiator, TV point, two wall light points, patio doors to garden, arch to:

DINING ROOM c.3.05m x 2.41m (10' x 8'). Storage cupboard, radiator, glaze sliding door to:

KITCHEN c.3.00m x 2.74m (9'10" x 9'). Fully tiled walls, inset single drainer stainless steel sink unit with worktops to three walls, having low level cupboards and drawers with refrigerator and 'Zanussi' electric oven to remain with stainless steel extractor over, range of wall cupboards, telephone point, door to garden.

BEDROOM 1 c.4.09m x 3.02m (13'5" x 9'11"). Measurements include range of double wardrobe cupboards and beside cabinet, radiator.

BEDROOM 2 c.4.09m x 3.02m (13'5" x 9'11"). Range of built in wardrobe cupboards, radiator.

BEDROOM 3 c.3.00m x 2.26m (9'10" x 7'5"). Radiator, cupboard housing recently installed 'Vaillant' gas combination boiler, access to roof space.

BATHROOM Fully tiled walls, P shaped panelled bath with plumbed in shower over, vanity hand basin with cupboard beneath and adjoining low level WC with concealed cistern, chromium towel radiator.

OUTSIDE Tarmac driveway allows parking for 3/4 cars and gives access to ATTACHED GARAGE c.5.11m x 2.39m (16'9" x 7'10") with twin doors, light and power. The garden to the front is laid to lawn with shrubs and bushes and pedestrian side path leads to the good sized rear garden, which is tiered to three different levels with areas of lawn, well stocked flower and shrub beds, with a number of trees, bushes and shrubs. Aluminium greenhouse, timber garden shed, outside tap.

COUNCIL TAX BAND 'D' – payable 2020/21 - £1,856.47.

EPC RATING 'tbc'.

GROSS SQUARE MEASUREMENTS 80.3 sq. metres (864.4 sq. feet) approx. excluding garage.





**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, turning right into Mousehole Lane. At the end turn right and immediately left into Hollybank Crescent and 3<sup>rd</sup> left into Hillview Road, where the property will be seen at the top of the hill on the left hand side.

**VIEWING STRICTLY BY APPOINTMENT**

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

JRS/HC/02.21





### Ground Floor

Approx. 92.6 sq. metres (996.6 sq. feet)



Total area: approx. 92.6 sq. metres (996.6 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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