



9 Fernhills Road, Hythe SO45 3HE

paul jeffreys





A SPACIOUS EXTENDED SEMI-DETACHED HOUSE  
IN FAVOURED LOCATION

Gas central heating, double glazing, plastic fascias,  
parking for 3/4 vehicles, good sized garden

ACCOMMODATION

Entrance hall, lounge, dining room, kitchen, utility room,  
cloakroom, 4 bedrooms, en suite shower room, bathroom

ENTRANCE PORCH Door to entrance hall, radiator,  
staircase to first floor.

DINING ROOM c.5.49m x 3.05m (18' x 10'). Period style  
fire surround with fitted coal effect gas fire, radiator, TV  
point, door to kitchen, door to:

CONSERVATORY c.3.71m x 3.00m (12'2" x 9'10"). Door to  
garden.

LOUNGE c.5.79m x 3.35m narrowing to 2.44m (19' x 11'  
max. narrowing to 8'). Radiator, TV point, telephone  
point.

KITCHEN c.3.94m x 2.62m (12'11" x 8'7"). Part tiled  
walls, inset enamel bowl with adjoining worktop, low level  
cupboards & drawers and built in 4-burner gas hob with  
extractor over, integrated oven, wall cupboards, larder  
cupboard, further worktop with low level cupboards &  
drawers, space for refrigerator beneath, wall cupboards  
over, half-glazed door to:

UTILITY ROOM c.3.81m x 1.83m (12'6" x 6'). Part tiled  
walls, inset single drainer stainless steel sink unit with  
adjoining worktop with space beneath for dishwasher,  
washing machine and tumble dryer. Range of wall  
cupboards, radiator, door to:

CLOAKROOM Low level WC, hand basin.

LANDING Cupboard housing 'Atag' gas combination boiler  
for central heating & hot water, two accesses to roof space,  
one with loft ladder, linen cupboard, radiator.

BEDROOM 1 c.3.35m x 3.07m (11' x 10'1"). Radiator, door to:

EN SUITE SHOWER ROOM Fully tiled walls, plumbed in  
shower in recess cubicle, pedestal hand basin, low level WC  
suite, chromium towel radiator.

BEDROOM 2 c.3.51m x 2.46m (11'6" x 8'1"). Radiator.

BEDROOM 3 c.5.31m x 3.05m (17'5" x 10'). Two  
radiators, fitted mirror fronted wardrobe cupboards,  
telephone point.

BEDROOM 4 c.3.66m x 1.65m (12' x 5'5"). Radiator.

BATHROOM Fully tiled walls, panelled bath with plumbed  
in shower over, pedestal hand basin, low level WC suite,  
chromium towel radiator.



**OUTSIDE** Block pavier driveway allows parking for 3/4 vehicles, the front garden is mainly shrubs with grey slated areas between, pedestrian side gate leads to the good sized rear garden, with large paved patio area, a large expanse of lawn with well stocked flower and shrub beds. Timber garden shed.

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

**EPC RATING** 'D'.

**GROSS SQUARE MEASUREMENTS** 140.4 sq. metres (1,511 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, turning left into Deerleap Way just before the speed camera. At the bottom of the hill Deerleap Way leads into Roseberry Avenue and Fernhills Road will be seen as the 3<sup>rd</sup> turning on the left, the property being indicated by our For Sale board.

**VIEWING STRICTLY BY APPOINTMENT**

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

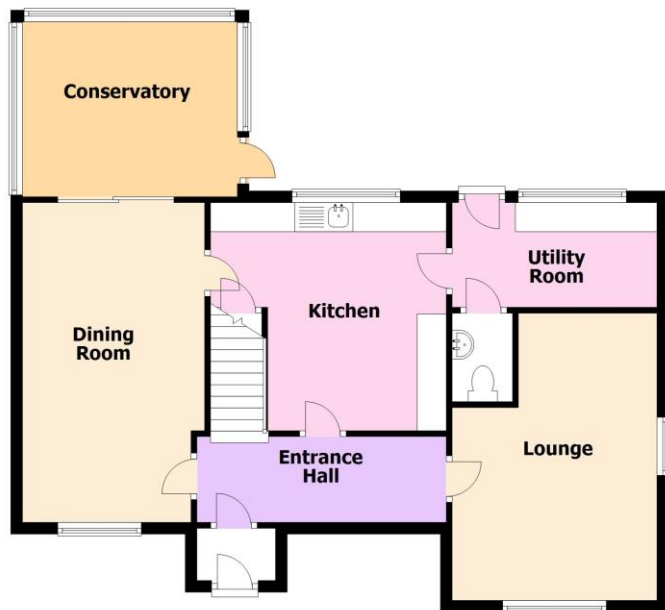
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### Ground Floor

Approx. 77.7 sq. metres (836.2 sq. feet)



### First Floor

Approx. 62.7 sq. metres (674.8 sq. feet)



Total area: approx. 140.4 sq. metres (1511.0 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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