



25 Ladycross Road, Hythe SO45 3JW

paul jeffreys





## 25 Ladycross Road, Hythe

### A FORMER LOCAL AUTHORITY SEMI-DETACHED HOUSE WITH SCOPE TO UPDATE

Gas central heating, plastic fascias, double glazing,  
off-road parking, large south facing rear garden adjoining  
woodland

#### ACCOMMODATION

Entrance hall, lounge, dining room, kitchen, conservatory,  
utility room, 3 bedrooms, bathroom, separate WC

ENTRANCE HALL Radiator.

LOUNGE c.3.96m x 3.00m (13' x 9'10"). Radiator, tiled  
fireplace with coal effect gas fire, door to:

DINING ROOM c.3.35m x 3.25m (11' x 10'8"). Tiled  
fireplace with fitted gas fire, radiator, door to kitchen and  
door to:

CONSERVATORY c.3.66m x 2.19m (12' x 7'2" max.)  
Double doors to garden.

KITCHEN c.3.35m x 2.29m (11' x 7'6"). Part tiled walls,  
1.5 bowl single drainer stainless steel sink unit with  
adjoining worktops, low level cupboards & drawers, range  
of wall cupboards one housing gas fired boiler, larder  
cupboard, door to:

UTILITY ROOM c.3.05m x 2.64m (10' x 8'8" measurements  
exclude window recess). Plumbing for washing machine,  
doors to front & rear gardens.

LANDING Access to roof space.

BEDROOM 1 c.4.02m x 3.30m (13'2" x 10'10"). Airing  
cupboard with factory lagged hot water cylinder, radiator.

BEDROOM 2 c.3.00m x 2.82m (9'10" x 9'3"). Radiator.

BEDROOM 3 c.2.84m x 1.83m (9'4" x 6'). Radiator.

BATHROOM Fully tiled walls, panelled bath with mixer taps  
& shower fitment, pedestal hand basin, towel radiator, fan  
heater.

SEPARATE WC With low level suite, fully tiled walls,  
radiator.

OUTSIDE Off-road parking to the front for 2/3 cars, the  
front garden is laid mainly to lawn with shrubs & bushes.  
Pedestrian side access leads to the large south facing rear  
garden where there is a large paved area and large area of  
garden that is overgrown and adjoins woodland at the rear.



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

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 92 sq. metres (990.7 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.

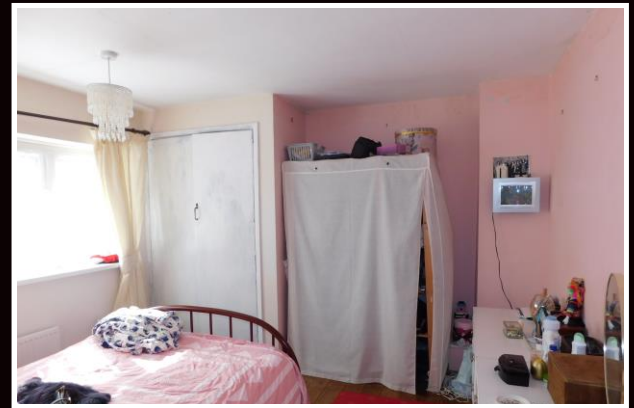
NOTE FLOOR PLAN IS FOR GUIDANCE ONLY.

DIRECTIONS Leave Hythe via New Road and Langdown Lawn, turning left into Deerleap Way just before the speed camera. Take 4<sup>th</sup> turning right into Ladycross Road and the property will be seen 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

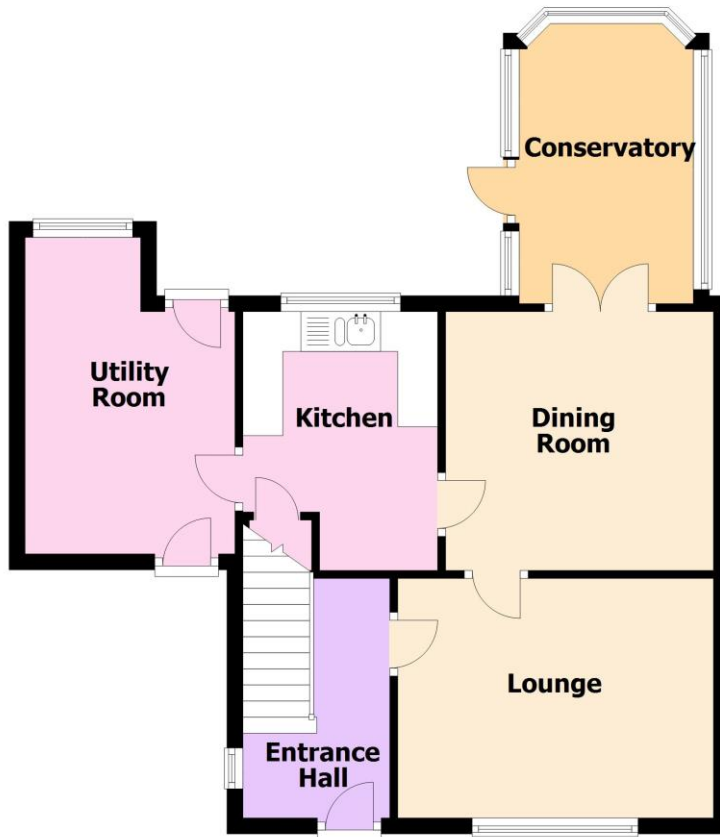
JRS/HC/03.21





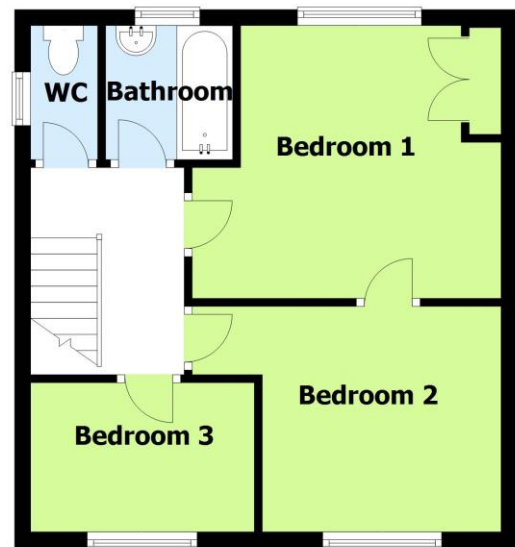
## Ground Floor

Approx. 54.6 sq. metres (587.2 sq. feet)



## First Floor

Approx. 37.5 sq. metres (403.5 sq. feet)



Total area: approx. 92.0 sq. metres (990.7 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](mailto:sales@pauljeffreys.co.uk)

[pauljeffreys.co.uk](http://pauljeffreys.co.uk)

**zoopla**.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