



115 Langdown Road, Hythe SO45 6ER

paul jeffreys



A SPACIOUS 2 DOUBLE BEDROOM SEMI-DETACHED HOUSE WITH AMPLE OFF-ROAD PARKING
Gas central heating, UPVC double glazing, sun lounge

ACCOMMODATION

Entrance porch, hall, lounge, dining room, kitchen, 2 double bedrooms, bathroom

ENTRANCE PORCH Of UPVC double glazed construction with glazed door, further door to:

HALL Stairs to first floor, thermostat control, doors to kitchen and to:

LOUNGE c.4.67m x 3.20m (15'4" x 10'5"). Front and side aspect windows, radiator, TV point, door to:

DINING ROOM c.4.20m x 2.37m (13'8" x 7'7" incl. understairs recess). Sliding patio door leading to sun lounge and doorway to:

KITCHEN c.3.14m x 2.16m (10'3" x 8'). Comprising inset single drainer sink unit with space & plumbing for dishwasher or washing machine, adjoining cupboards & drawers, range of base units with cupboards & drawers with worktops above and tiled splashbacks, two wall cupboards, space below worktop for fridge, wall mounted 'Ferroli' gas fired combination boiler, front aspect window and small window to sun lounge, half glazed door to:

LOBBY With door to front garden and part glazed door to sun lounge, access to built in store cupboard with plumbing for automatic washing machine.

SUN LOUNGE c.2.90m x 1.60m (9'6" x 5'3"). Of UPVC double glazed construction with glazed door leading to rear garden.

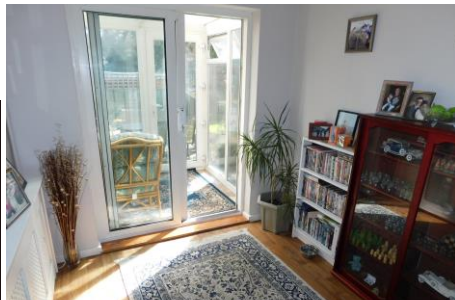
LANDING Hatch to loft space, radiator.

BEDROOM 1 c.4.67m x 3.20m (15'4" x 10'5"). Side aspect window, radiator, large built in storage cupboard with front aspect window.

BEDROOM 2 c.3.17m x 2.93m (10'4" x 9'6"). Two side aspect windows, radiator, built in storage cupboard.

BATHROOM White suite comprising panelled bath with 'Mira' plumbed in shower over, part tiled surround, close coupled WC, pedestal wash hand basin, extractor fan, radiator, side aspect window.

OUTSIDE FRONT GARDEN: Bordered by picket fencing with large lawned area, driveway with parking for at least two cars, side pedestrian access via gate to **REAR GARDEN:** With paved patio, lawned area, outside tap. Brick built store with front aspect window with power & light.



COUNCIL TAX BAND 'C' – payable 2021/22 - £1,726.93.

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 69.1 sq. metres (742 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.

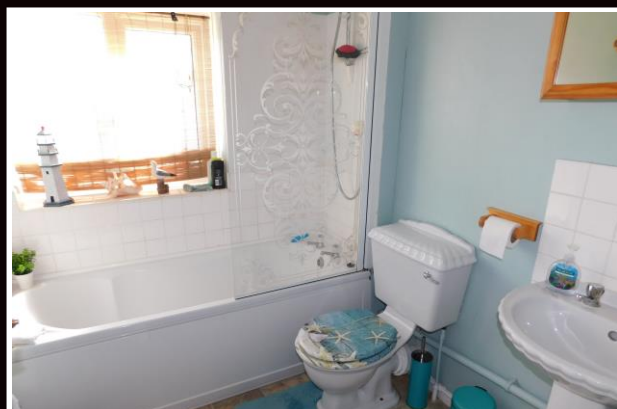
NOTE FLOOR PLAN IS FOR GUIDANCE ONLY.

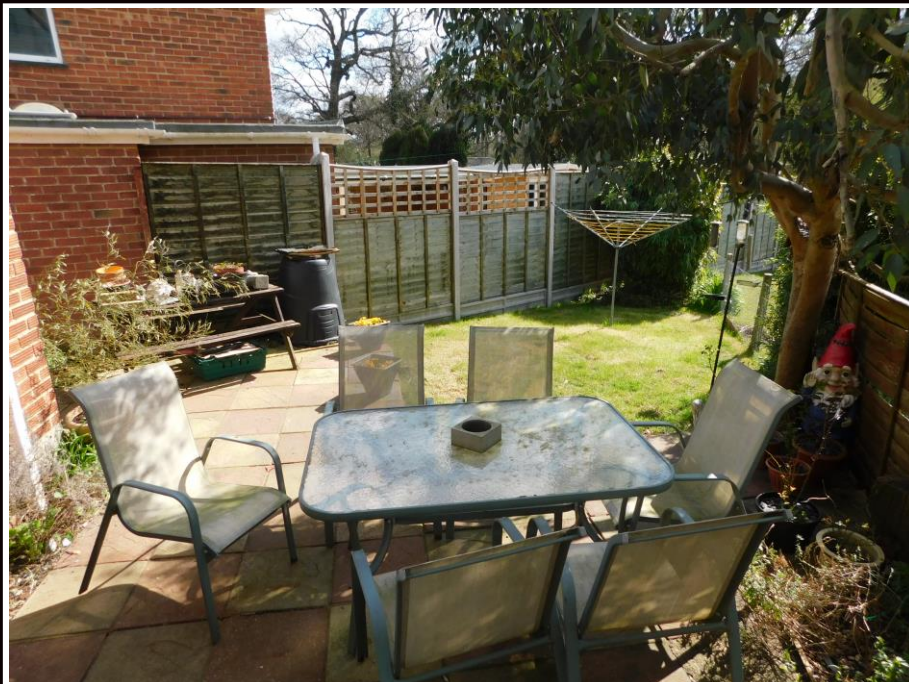
DIRECTIONS Leave our office via New Road and after leaving Hythe turn left into Langdown Road. Proceed straight ahead passing the school on the right and the road will then bend round to the right. Continue along and the property will be found on the left hand side opposite the green, indicated by our For Sale board.

VIEWING STRICTLY BY APPOINTMENT

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

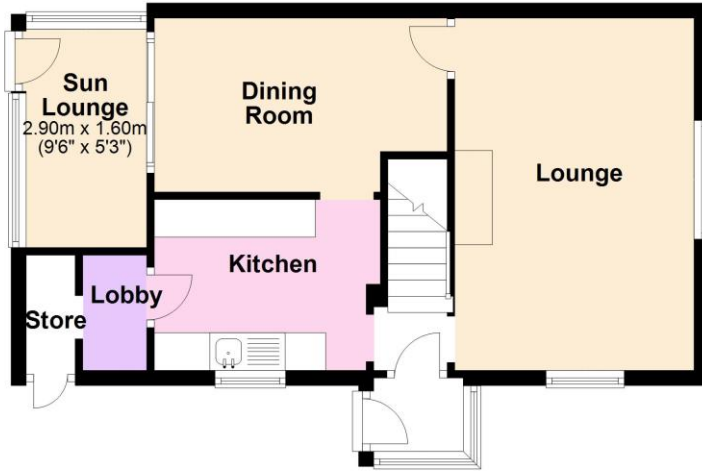
PMD/HC/04.21





Ground Floor

Approx. 42.5 sq. metres (457.5 sq. feet)



First Floor

Approx. 32.9 sq. metres (353.7 sq. feet)



Total area: approx. 75.4 sq. metres (811.2 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.

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