



19 Selman Close, Hythe SO45 6JS

paul jeffreys



## 19 Selman Close, Hythe

### A PURPOSE BUILT SECOND FLOOR APARTMENT WITH UNINTERRUPTED VIEWS UP SOUTHAMPTON WATER TOWARDS DOCK HEAD

Internally re-designed to take maximum advantage of the view. Refitted kitchen and en-suite shower room, gas central heating, double glazing

#### ACCOMMODATION

Entrance hall, Open plan lounge/kitchen area with appliances, two bedrooms, ensuite shower room and family bathroom

**ENTRANCE HALL** Radiator, access to roof space, airing cupboard housing Worcester/Bosch gas fired combination boiler, double storage cupboard, 'Kardean' flooring.

#### OPEN LOUNGE/KITCHEN AREA

Lounge Area: c 5.62m x 3.13m widening to 3.79m. (18'5" x 10'3" widening to 12'4"). Door to balcony.  
Kitchen Area: c 2.97m x 2.21m (9'9" x 7'3") 2 Radiators, open access to kitchen area which has peninsular worktop/breakfast bar with one and a half bowl enamel sink unit with low level cupboard and integrated slim line dishwasher and laundry centre. Worktop with Bosch Induction hob having extractor over with wall cupboards on either side. Base Units housing fridge freezer and AEG Oven & Microwave oven with low level warming drawer, 'Kardean' flooring.

**BEDROOM 1** c 3.58m x 3.13m (11'11" x 10'3"). Radiator, telephone point, double built in wardrobe cupboard, door to

**ENSUITE SHOWER ROOM** recently refitted with shower cubicle having plumbed in shower. Vanity unit housing hand basin with cupboards beneath and adjoining WC with concealed cistern. Radiator, shaver point

**BEDROOM 2** c 3.76m x 2.87m (12'4" x 8'5") door to balcony, radiator.

**BATHROOM** Fully tiled over bath. Panelled bath with mixer taps and shower fitment. Pedestal handbasin with tiled splashback, low level WC suite, radiator, extractor fan.

**OUTSIDE** Two allocated car parking spaces, dustbin store.

**LEASEHOLD** LEASEHOLD for the residue of 999 years, ground rent is currently £324 and maintenance £913.

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

**EPC** 'C'.

**GROSS SQUARE MEASUREMENT** 76 sq. metres (817.9 sq. feet) approx.

**DIRECTIONS** From the centre of Hythe proceed along St John Street, turning left into Shore Road. Take the first left into Scott Paine Drive and at the end turn right into Selman Close where the property will be seen close to the shoreline on the left.

**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

**VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK**

JRS/BH/04.21



## Second Floor

Approx. 76.0 sq. metres (817.9 sq. feet)



Total area: approx. 76.0 sq. metres (817.9 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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