



8 Elgin Close, Hythe SO45 6JG

paul jeffreys



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A SPACIOUS LINK-DETACHED HOUSE WITH SCOPE FOR IMPROVEMENT & EXTENSION stpp

Situated on large 30.49m/100' superb garden
Walking distance of Hythe centre, gas central heating,
double glazing. NO CHAIN.

ACCOMMODATION

Entrance hall, lounge, dining room, kitchen,
sun lounge, cloakroom, 3 bedrooms, bathroom

ENTRANCE HALL Part glazed UPVC front door with glazed side panel, radiator, thermostat control, staircase, telephone point, sliding glazed door with glazed side panel to:

LOUNGE c.4.77m x 3.93m (15'8" x 12'10" max.)
Radiator, fireplace with stone surround and adjoining TV shelf, front aspect window, understairs storage cupboard, open access to:

DINING ROOM c.2.88m x 2.53m (9'5" x 8'3"). Radiator, rear aspect window, sliding door to:

KITCHEN c.3.03m x 2.88m (9'9" x 9'5"). Comprising inset single drainer 1.5 bowl sink unit with cupboards below and plumbing for slimline dishwasher, further worktop with space & plumbing for automatic washing machine, range of base units with cupboards & drawers with worktops above, range of wall cupboards, tiled splashbacks, 'Potterton' wall mounted gas fired boiler,

radiator, rear aspect window, door to:

LOBBY With door to garage, open access to sun lounge and door to:

CLOAKROOM Comprising WC with concealed cistern, wash hand basin, extractor fan.

SUN LOUNGE c.3.98m x 3.06m (13' max. x 10'). Being mostly glazed with low level brick wall, sliding patio door to rear garden. NB The cloakroom and part of the sun lounge are of timber construction.

LANDING Side aspect window, large hatch to loft space.

BEDROOM 1 c.3.91m x 3.43m (12'10" max. x 11'3"). Built-in wardrobes, radiator, front aspect window with distant glimpses of Southampton Water.

BEDROOM 2 c.3.91m x 2.83m (12'10" max. x 9'3"). Built-in cupboard, airing cupboard with lagged tank, radiator, rear aspect window.

BEDROOM 3 c.2.46m x 2.28m (8' x 7'6"). Radiator, built in cupboard, front aspect window with distant glimpses of Southampton Water.

BATHROOM Comprising panelled bath with fully tiled surround and 'New Team' shower & shower screen, pedestal wash hand basin, close coupled WC, part half tiled



walls, radiator, rear and side aspect windows.

OUTSIDE FRONT GARDEN: Driveway with parking for one car leading to GARAGE with power, light and door to lobby. Lawned area, wide side pedestrian access to REAR GARDEN, which is a superb feature of the property and extremely well kept, being laid to lawn with numerous well stocked flower and shrub beds with mature trees, shrubs and bushes, vegetable plot, timber shed. The garden has an approximate length of 30.49m/100'.

COUNCIL TAX BAND 'D' – payable 2021/22 - £1,942.80.

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 108.3 sq. metres (1,166.1 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 continuing up onto Langdown Lawn. Turn immediately left into Windrush Way and Elgin Close will be found as the 2nd turning on the right, with the property located in the right hand corner.

VIEWING STRICTLY BY APPOINTMENT

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

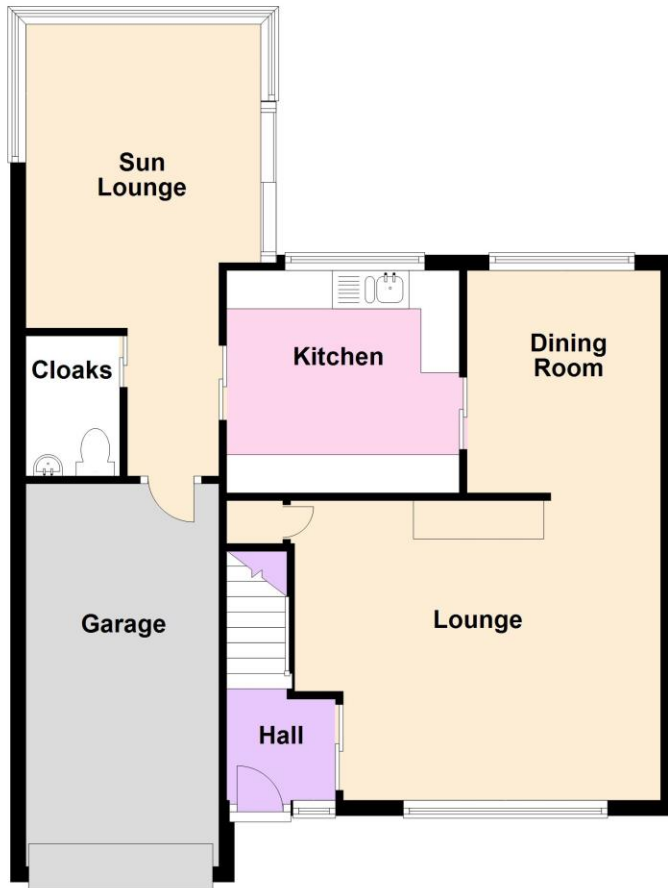
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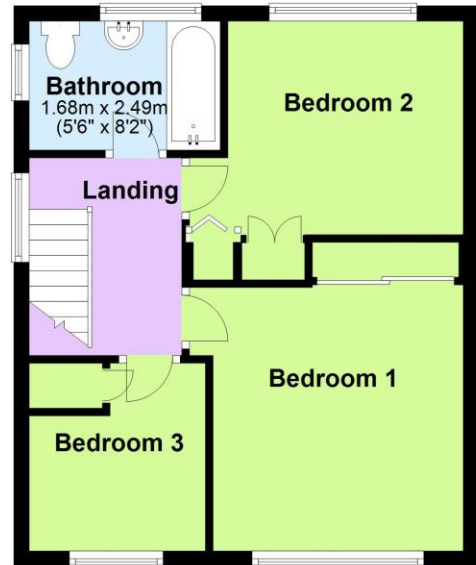
Ground Floor

Approx. 69.2 sq. metres (745.1 sq. feet)



First Floor

Approx. 39.1 sq. metres (421.0 sq. feet)



Total area: approx. 108.3 sq. metres (1166.1 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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