



33 Sir Christopher Court
Hythe

paul jeffreys

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Hythe | SO45 6JR

Hythe Village – level walking distance, M27 – 10 miles,
Beaulieu Heath & New Forest – 2 miles
(distances are approximate)

A modern 2 bedroom, 2 en-suite,
end of terrace house with parking &
carport, within stone's throw of
waterfront and short level walk of
Hythe village

£379,950

Gas central heating (recently replaced boiler),
UPVC double glazed windows, parking space &
carport immediately to front of property,
conservatory, cloakroom



ACCOMMODATION

Entrance hall, cloakroom, lounge/diner, kitchen,
conservatory, 2 double bedrooms, 2 en-suites

ENTRANCE HALL Part glazed front door, radiator, tiled floor, staircase, storage cupboard.

CLOAKROOM White suite comprising close coupled WC, wash hand basin with tiled splashback, radiator, front aspect window.

LOUNGE/DINER c.4.95m x 4.65m (16'3" x 15'3"). Two double radiators, TV & telephone points, rear aspect window overlooking conservatory, glazed double doors leading to:

CONSERVATORY c.3.71m x 2.59m (12'2" x 8'6"). Of part brick cavity construction with UPVC double glazed units and glass pitched roof, fitted window and roof blinds, tiled floor, two electric heaters, glazed double doors leading to rear garden.

KITCHEN c.2.91m x 2.52m (9'6" x 8'3"). Attractive range of units comprising inset acrylic 1.5 bowl single drainer sink unit with cupboard below and further cupboard with integrated 'John Lewis' washing machine. There is also plumbing for a dishwasher, at present a cupboard has been installed, but could be removed for space for dishwasher. Range of base units with cupboards & drawers with

worktops above with concealed lighting, tiled splashbacks, range of wall cupboards, wall cupboard housing 'Worcester' gas fired combination boiler (recently installed), housing for fridge/freezer with cupboard above, 'Bauknecht' gas hob with extractor hood over and 'Hotpoint' electric oven below, tiled floor, front aspect window.

LANDING Large built in double cupboard, hatch to loft space with drop down ladder, with electric light.

BEDROOM 1 c 3.91m x 2.61m (12'10" x 8'7" excl. wardrobe). Built in double wardrobe, radiator, telephone & TV points, front aspect window, built in storage cupboard in recess, door to:

EN-SUITE White suite comprising panelled bath with fully tiled surround with 'Mira Sport' shower, shower screen, pedestal wash hand basin, close coupled WC, half tiled walls, tiled shelf, extractor fan, radiator, front aspect window.

BEDROOM 2 c 3.35m x 2.71m (11' x 8'11" excl. wardrobe). Built in double wardrobe, radiator, rear aspect window, door to:

EN SUITE White suite comprising fully tiled shower cubicle with 'Mira Sport' shower, pedestal wash hand basin, close coupled WC, radiator, light/shaver socket, extractor fan, part tiled walls, rear aspect window.

OUTSIDE:

FRONT GARDEN: Attractive pink gravelled area with seating area, side pedestrian gate leading to:

REAR GARDEN: Paved with raised planters, 7' x 7' shed base. The rear garden is fully enclosed with fencing and brick walling and has a near southerly aspect.

AGENT'S NOTE There is an annual management charge of £300 per annum to cover the communal areas and parking area.

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

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 85.3 sq. metres (918 sq. feet) approx.

TENURE 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.

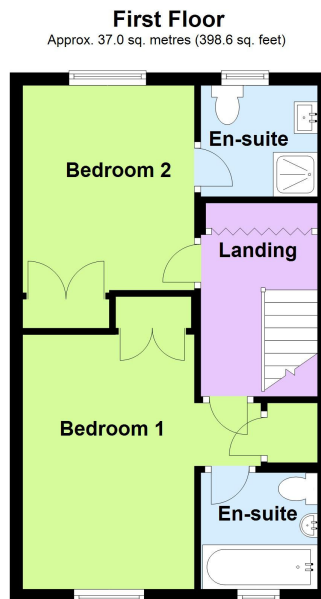
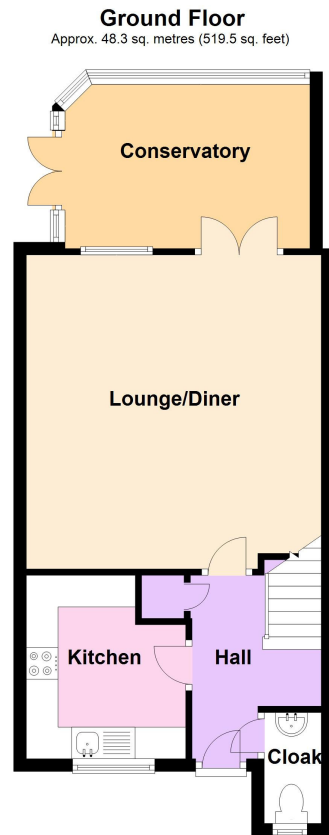
VIEWING STRICTLY BY APPOINTMENT

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

PMD/HC/07.21



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.



Total area: approx. 85.3 sq. metres (918.1 sq. feet)



DIRECTIONS: From our office proceed via St Johns Street and after passing Lidl on the right hand side, turn left into Sir Christopher Court and immediately right and the property will be found in the left hand corner.

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