



25 Hillview Road, Hythe, SO45 5GN

paul jeffreys





AN ATTRACTIVE EXTENDED 3 BEDROOM DETACHED  
BUNGALOW IN POPULAR LOCATION

Ample parking and detached garage, gas central heating,  
double glazing, attractive landscaped gardens.

ACCOMMODATION

Entrance Hall, lounge/diner, kitchen,  
3 bedrooms, bathroom.

ENTRANCE HALL UPVC Part glazed front door, radiator,  
two storage cupboards.

UTILITY CUPBOARD Formerly a WC with space and  
plumbing for washing machine or to convert to second  
toilet.

LOUNGE/DINER c. 5.18 x 5.08m (17' x 16'8"). Three  
radiators, door to large storage cupboard, hatch to loft  
space, recess downlighters, rear aspect window, double  
doors to rear.

KITCHEN c. 3.25m x 2.62m (10'8" x 8'7"). Range of  
base units with cupboards and drawers, stainless steel  
one and a half bowl sink unit, built in dishwasher, oven  
and grill, fridge/freezer. Electric induction hob with  
extractor fan over, worktops, splashbacks, pull out rack  
storage cupboard, range of wall cupboards, cupboard  
housing Vaillant combination boiler, recess downlighters,  
rear aspect window.

BEDROOM 1 c 3.43m x 3.41m (11'3" x 11'2") Radiator,  
built in wardrobes, front aspect window.

BEDROOM 2 c 4.57m x 3.58m (15' x 11'9") Currently used  
as second lounge but easily converted to bedroom. Open  
fire with brick surround, tv point, radiator, front aspect  
windows.

BEDROOM 3 c 3.43m x 2.97m (11'3" x 9'9") Radiator,  
velux windows.

SHOWER ROOM Shower Cubicle with mixer tap shower  
over and glass door. WC, wash handbasin and vanity unit,  
chrome heated towel rail, fully tiled walls, extractor fan,  
side aspect window.

OUTSIDE

FRONT Driveway with ample parking leading to detached  
garage with power and light. Small lawned area and shrub  
beds and matured shrubbery.

REAR Side door leading to garage. Easy maintenance  
garden, patio area, attractive shingled area, flower beds  
with shrubbery, decked area, fence and gate leading to  
lower garden with two greenhouses.



COUNCIL TAX BAND 'D' – payable 2021/22 - £1942.80 2021/2022

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 100.8 sq. metres (1085 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 by New Road, which leads into South Street and take the first right into Mousehole Lane at the 'T' junction, turn right immediately left into Hollybank Crescent, continue around the bend and take the third left onto Hillview Road and the property will be found about half way up on the right hand side indicated by our For Sale board.

VIEWING STRICTLY BY APPOINTMENT

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

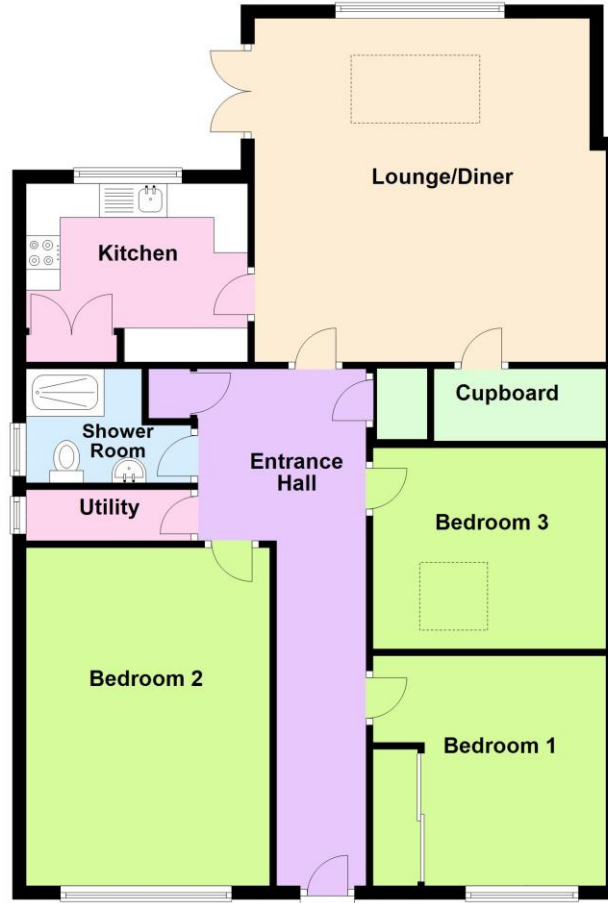
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## Ground Floor

Approx. 100.8 sq. metres (1085.0 sq. feet)



Total area: approx. 100.8 sq. metres (1085.0 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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 Paul Jeffreys Estate Agents

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