



54 Hillview Road, Hythe SO45 5GL

£359,950

paul jeffreys



A SPACIOUS THREE BEDROOMED DETACHED
BUNGALOW ON A GOOD SIZED PLOT

Offering 2 reception rooms, recently installed Vaillant gas fired combination boiler, double glazing, double glazed conservatory, utility room, no chain.

ACCOMMODATION

Entrance Hall, Lounge, Dining Room, Kitchen,
Conservatory, Three Bedrooms, Shower Room.

ENTRANCE HALL Aluminium double glazed front door with glazed side panel, radiator, thermostat control.

LOUNGE c.4.85m x 4.16m (15'11" x 13'8") Front aspect window, sliding patio door leading to conservatory. Radiator and skirting radiator, fire recess, TV point, arch to:

DINING ROOM c.3.05m x 2.45m (10' x 8' max) Side aspect window, built in cupboard, further built-in cupboards and display units, skirting radiator, sliding glazed doors to:

KITCHEN c.3.09m x 2.02m (10' x 6'7") Comprising acrylic single drainer sink unit with cupboard below and space below for fridge. Base units with cupboards and drawers with worktops above. Bosch ceramic electric hob with extractor hood above, Bosch electric double oven, built in Baumatic microwave. Range of wall cupboards, rear aspect window, fully tiled walls. Glazed door to:

CONSERVATORY c.4.00m x 3.84m (13'1" x 12'7") of UPVC double glazed construction with pitched polycarbonate roof, tiled floor, glazed double doors to rear garden, glazed door to:

UTILITY ROOM c.2.56m X 2.04m (8'4" x 6'8"). Range of modern units comprising inset stainless steel single drainer sink unit with cupboard below. Space for dishwasher and for washing machine (both Bosch appliances to remain). Base Units with cupboards, with worktops above and tiled splashbacks. Wall cupboards, larder type cupboard, rear aspect window, door to Garage.

BEDROOM 1 c.4.05m x 3.00m (13'3" x 9'10"). Front and side aspect windows, range of built-in bedroom furniture including wardrobes, chest of drawers and bedside cabinets, skirting radiator.

BEDROOM 2 c.4.05m x 3.00m (13'3" x 9'10"). Front and side aspect windows, two double wardrobes and further bedroom furniture to remain, radiator.

BEDROOM 3 c.3.02m x 2.24m (9'10" x 7'4"). Side aspect window, skirting radiator, airing cupboard with recently installed Vaillant Gas Fired Combination Boiler. Hatch to loft space with drop down ladder.



SHOWER ROOM: Fully tiled walls, suite comprising corner shower cubicle with Triton Electric Shower, Wash Hand basin and vanity unit with cupboards below, WC with concealed cistern, illuminated mirror over basin, chrome heated towel rail, side aspect window.

OUTSIDE:

FRONT GARDEN: Laid to lawn, bordered to the front boundary by low brick wall. Pedestrian gate and driveway with parking for 2/3 cars leading to INTEGRAL GARAGE with power and light and door to utility room. Side pedestrian access to the

REAR GARDEN: Paved patio leading to a large lawned area bordered on three sides by mature shrubs and bushes, two small sheds and green house to remain, apple tree. The rear garden is approximately 24.4m (80') in depth and has a southerly aspect.

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

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 98.4 sq. metres (1,058 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 Mousehole Lane and on reaching Southampton Road turn right and immediately left into Hollybank Crescent. Hillview Road will be found as the third turning on the left hand side and continue almost to the end and the property will be found on the left 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

PMD/BH/08.21





Ground Floor
Approx. 111.3 sq. metres (1198.3 sq. feet)



Total area: approx. 111.3 sq. metres (1198.3 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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