



25 Whittington Close, Hythe SO45 5EZ

paul jeffreys



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A SPACIOUS FIRST FLOOR 2 DOUBLE BEDROOM MAISONETTE

Refitted bathroom, gas central heating, double glazed windows and doors, garden and garage in block

ACCOMMODATION

Entrance hall, lounge, kitchen, 2 double bedrooms, bathroom

ENTRANCE HALL Part glazed UPVC front door, storage cupboard, staircase to landing, side aspect window, hatch to loft space, airing cupboard with 'Vaillant' gas fired combination boiler and telephone point.

LOUNGE c.4.40m x 3.77m (14'5" x 12'4"). Gas fire with Purbeck stone surround and adjoining TV shelf, radiator, TV point and front aspect window.

KITCHEN c.2.94m x 2.67m (9'7" x 8'9"). Comprising inset single drainer sink unit with cupboards and drawers below, adjoining worktop with plumbing for automatic washing machine. Range of base units with cupboards and drawers with worktops above and tiled splashbacks. Further worktop with space below for two appliances, larder cupboard and rear aspect window.

BEDROOM 1 c.3.95m x 3.13m (12'11" x 10'3"). Built-in double wardrobe, radiator and rear aspect window.

BEDROOM 2 c.3.78m x 2.93m (12'4" x 9'7"). Built-in cupboard, radiator, TV point and front aspect window.

BATHROOM Refitted with white suite comprising panelled bath with mixer tap shower attachment over and glass shower screen. Close coupled WC, pedestal wash hand basin, half tiled walls, rear aspect window, radiator and extractor fan.

OUTSIDE

REAR GARDEN Attractively laid out with lawned area with well stocked flower and shrub beds. There is pedestrian access across to the ground floor flat's garden. Outside brick-built store with light, power and RCD protection. **GARAGE** situated in nearby block.

COUNCIL TAX BAND 'B' - payable 2021/22 - £1511.07.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 73.1sq. metres (786.5 sq. feet) approx.

TENURE The Agents are advised that this property is LEASEHOLD on the residue of a 99 year lease commencing November 1970. We understand that there is a £15 per annum ground rent charge.

DIRECTIONS Leave Hythe via Mousehole Lane turning right in to Southampton Road and immediately left in to Hollybank Crescent. Take the second turning left in to Fairview Drive and Whittington Close will be found as the first turning on the right-hand side, with the property located just in on the left fork on the left-hand side.

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

PMD/TW/10.21



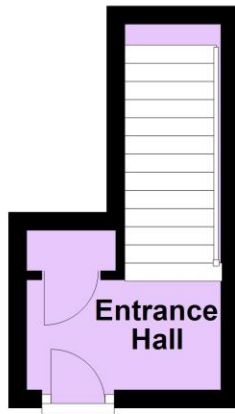
First Floor

Approx. 66.9 sq. metres (719.6 sq. feet)



Ground Floor

Approx. 6.2 sq. metres (66.9 sq. feet)



Total area: approx. 73.1 sq. metres (786.5 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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