



305 Frost Lane, Hythe SO45 3NB

paul jeffreys



A WELL PRESENTED LARGER THAN AVERAGE 3  
BEDROOM DETACHED BUNGALOW IN QUIET LOCATION  
Refitted kitchen/dining room, refitted shower room,  
garage and hardstanding for caravan/boat

#### ACCOMMODATION

Kitchen/diner, lounge, inner hall, 3 bedrooms, shower  
room

KITCHEN/DINER c.7.32m x 3.08m to 2.07m (24' x 10'1"  
to 6'9"). Part glazed replacement front door. Refitted  
comprising white ceramic butler sink with cupboard below  
and adjoining worktop with plumbing for dishwasher.  
Range of base units with cupboards and drawers with  
worktops above and tiled splashbacks. Range of wall  
cupboards including two glass fronted display cupboards.  
'CDA' gas hob with extractor hood over. Space and  
plumbing for automatic washing machine and space for  
tumbler dryer. 'Hotpoint' electric double oven with  
cupboards above and below. 'Worcester Green Star' gas  
fired boiler, housing for fridge/freezer, range of tall  
storage cupboards, space for dining table, two side aspect  
windows, front aspect window and arch to:

LOUNGE c.5.19m x 3.42m (17' x 11'2"). Front aspect  
bay window, double radiator, telephone point, electric fire  
with 'Adam' style surround, recessed downlighters and  
part glazed door to:

INNER HALL Hatch to loft space, radiator, smooth  
plastered ceiling, airing cupboard with lagged tank and  
immersion and thermostat control.

BEDROOM 1 c.4.71m x 3.29m (15'5" x 10'9"). Range of  
built-in wardrobes with bedside cabinets and drawer units.  
Radiator, rear aspect window and glazed door to rear  
garden.

BEDROOM 2 c.m x m ( x ). Range of built-in chest of  
drawers with dresser unit. Radiator, rear aspet window and  
glazed door to rear garden.

BEDROOM 3 c.3.04m x 2.34m (9'11" x 7'8"). Radiator and  
side aspect window.

SHOWER ROOM Refitted with fully tiled walls comprising  
large corner shower cubicle with plumbed in shower with  
curved sliding doors. Wash hand basin in vanity unit, WC  
with concealed cistern, cupboards, chrome heated towel  
rail, recessed downlighters and side aspect window.



#### OUTSIDE:

**FRONT GARDEN:** Mature hedging to front boundary with gate. The front garden is predominantly laid with attractive gravel with well stocked flower and shrub beds. Side pedestrian access to **REAR GARDEN:** Large paved patio, lawned area, flower bed, timber shed, large block paved area giving hard standing for caravan/boat approached via double wooden gates to the rear. **GARAGE:** Which has side pedestrian door to the garden and power and light. **NOTE:** The garage door has been removed and replaced with wall and a pedestrian door but could easily be removed to create a working garage. One parking space in front of the garage.

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

**EPC RATING** 'bbc'.

**GROSS SQUARE MEASUREMENTS** 90 sq. metres (970 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 the centre of Hythe via St Johns Street, turning left in to Shore Road. Follow Shore Road along, going over the railway crossing in to Frost Lane and after passing the first turning on the right-hand side, pull in to the lay by and the property will be found 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

PMD/TW/01.22





**Ground Floor**  
Approx. 90.1 sq. metres (970.2 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

**023 8084 8555**

[sales@pauljeffreys.co.uk](mailto:sales@pauljeffreys.co.uk)

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