



Flat 2, The Sycamores, South Street, Hythe SO45 6ED

paul jeffreys



Flat 2, The Sycamores, South Street, Hythe

A 2 BEDROOM FIRST FLOOR FLAT

Located within very short walk of Hythe village centre, double glazing, electric heating, garage in block

ACCOMMODATION

Lounge, kitchen, 2 bedrooms, bathroom

LOUNGE c.4.34m narrowing to 3.38m x 4.19m (14'3" narrowing to 11'1" x 13'9"). Electric fireplace with surround, TV point, telephone point, front aspect window, door to:

KITCHEN c.3.41m x 2.36m (11'2" x 7'9"). Range of base units with cupboards and drawers, space for electric oven and hob, space for automatic washing machine, 'Bosch' slimline dishwasher, worktops, stainless steel sink unit, tiled splashbacks, space for fridge/freezer, range of wall cupboards, TV point, rear aspect window.

BEDROOM 1 c.4.17m x 3.35m (13'8" x 11'). TV point, free-standing electric heater, front and side aspect windows.

BEDROOM 2 c.3.41m x 3.35m (11'2" x 11'). Two built in double wardrobes, free-standing electric heater, rear aspect window.

BATHROOM WC with concealed cistern, wash hand basin in vanity unit, panelled bath with plumbed in shower over and glass door, cupboard housing 'Megaflow' hot water tank, fully tiled walls, chrome heated towel rail, rear aspect window.

OUTSIDE Communal garden, garage in block.

COUNCIL TAX BAND 'A' - payable 2021/22 - £1,295.20.

EPC RATING 'E'.

GROSS SQUARE MEASUREMENTS 62.4 sq. metres (671.2 sq. feet) approx.

TENURE The Agents are advised this property is LEASEHOLD with the residue of 152 year lease commencing September 2015. We understand the ground rent is £400 per annum, maintenance charge £1,104 per annum.

DIRECTIONS From our office continue along The Marsh, which becomes New Road and The Sycamores will be found 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

MJD/HC/02.22



Ground Floor

Approx. 62.4 sq. metres (671.2 sq. feet)



Total area: approx. 62.4 sq. metres (671.2 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.

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