



26 Mountfield,
Hythe

paul jeffreys

26 Mountfield, Hythe | SO45 5AQ

Southampton – 14 miles, Lymington – 10 miles, M27 – 14 miles, Hythe Village – 1 mile.
(distances are approximate)

A refurbished and extended detached
3-bedroom bungalow in short walk of
Hythe village. Garage and ample
parking

£565,000

UPVC double glazed windows and doors, refitted kitchen, refitted bathroom, refitted en-suite, gas central heating with replacement boiler.



ACCOMMODATION

Entrance hall, lounge, open plan refitted kitchen/dining/family room, 3 bedrooms, en-suite shower room, family bathroom

ENTRANCE HALL Part glazed UPVC front door, telephone point, radiator, thermostat control, hatch to loft space with drop down ladder. The loft is part boarded with electric light. Airing cupboard with 'Worcester' gas fired combination boiler.

LOUNGE c.5.05m x 4.44m (16'6" x 14'6"). Front aspect bay window, wood burner on slate Hearth with wood mantel over. TV point, radiator, double doors to hall and UPVC double glazed double doors to:

DINING/FAMILY/KITCHEN

DINING/FAMILY ROOM c.6.90m x 3.71m (22'7" x 10'4"). Two tall side aspect windows, double sliding patio doors with fixed side panels leading to rear garden. Vertical radiator, tiled floor, peninsular breakfast bar with cupboards below. Triangular ceiling window.

KITCHEN c.6.76m x 2.69m (22'2" x 8'10").

NOTE The kitchen/dining/family room is an 'L' shaped room and the longest of these two measurements do overlap. Having recently been completely refitted with range of Howdens grey shaker style units. Comprising acrylic 1.5 bowl single drainer sink unit with cupboards below.

Integrated washing machine, integrated slimline 'Lamona' dishwasher. Range of base units with cupboards and drawers with worktops above and tiled splashbacks with concealed lighting over, integrated fridge and freezer, large racked pull-out unit, larder cupboard, 'Lamona' gas hob with stainless steel extractor hood and splashback, 'Lamona' electric double oven with cupboards above and below, 'Lamona' integrated microwave. Tiled floor, radiator, recessed downlighters, side aspect window, rear aspect window, triangular ceiling window and glazed door to rear garden.

BEDROOM 1 c.4.09m x 3.28m to 2.71m (13'5" x 10'9" to 8'10"). Rear aspect window, radiator, telephone point and door to:

EN-SUITE Having recently been completely refitted with fully tiled walls comprising white suite with fully tiled enclosed shower cubicle with plumbed in shower, wash hand basin in vanity unit, WC with concealed cistern, wood effect wood laminate flooring, chrome heated towel rail, illuminated mirror, extractor fan, smooth plastered ceiling with recessed downlighters and side aspect window.

BEDROOM 2 c.3.31m x 2.51m (10'10" x 8'3"). Radiator and front aspect box bay window.

BEDROOM 3 c.3.06m x 2.55m (10' x 8'4"). Radiator and front aspect window.

BATHROOM Having been completely refitted with fully tiled walls comprising shower bath with shower screen with plumbed in shower, WC with concealed cistern, wash hand basin in vanity unit with cupboards, chrome heated towel rail, extractor fan, smooth plastered ceiling with downlighters and side aspect window.

OUTSIDE:
FRONT GARDEN: With open plan design, being laid to lawn with flower and shrub beds, Driveway with parking for three/four cars. Also, with pedestrian access via a gate to rear garden. GARAGE: Of brick construction with power and light, roof storage and door leading to:
REAR GARDEN: Good sized lawned area, large patio, further paved pathway immediately to the rear of the property, two sheds to remain, log store and bike store. There is also an area ideal for composting etc. To the opposite side of the property there is a side storage area.

COUNCIL TAX BAND 'E' – payable 2021/22 - £2,374.53.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 102.7sq. metres (1105.2sq. feet) approx.

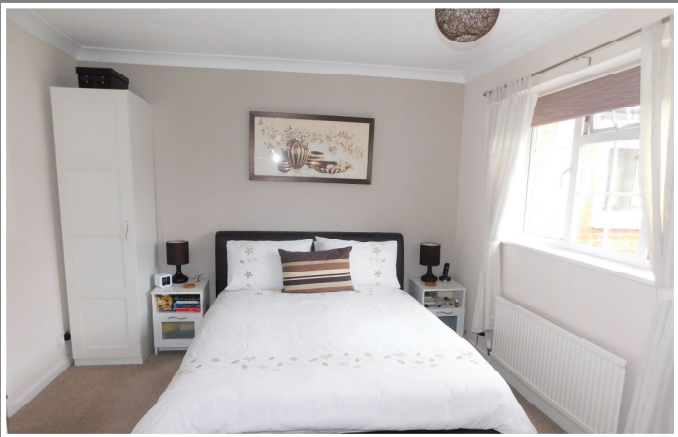
TENURE FREEHOLD

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.

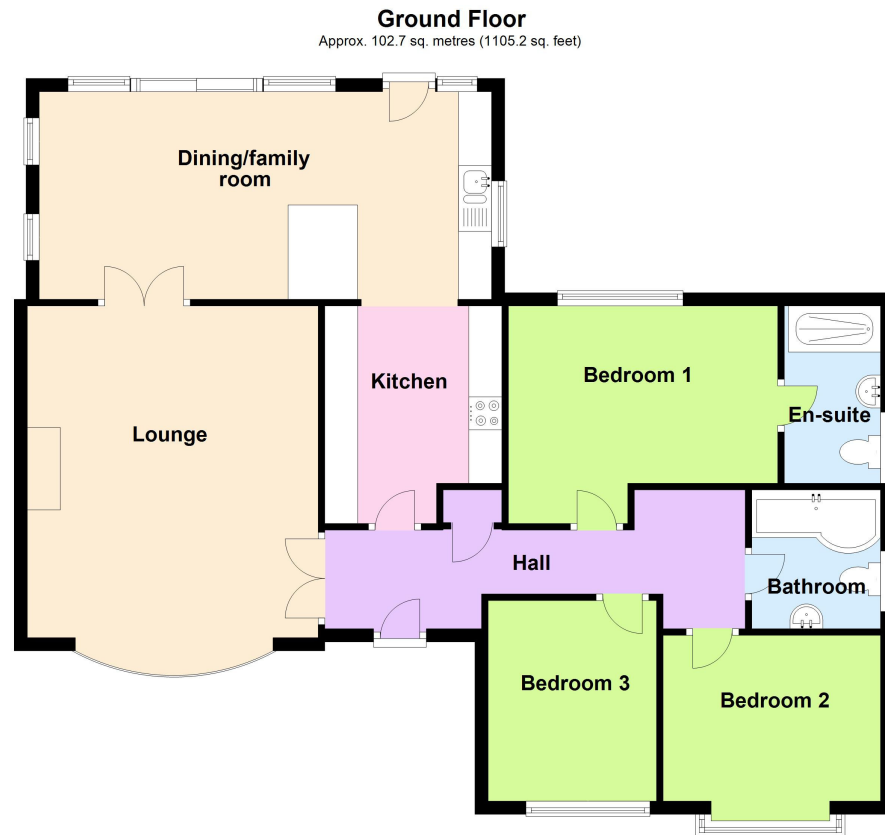
VIEWING STRICTLY BY APPOINTMENT

OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm



PMD/TW/03.22

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.



DIRECTIONS: Leave Hythe via Jones Lane and on reaching the junction with Southampton Road, turn right in to Southampton Road. After a short while Mountfield will be found as the first turning on the left-hand side. Follow Mountfield all around to the left, to the very bottom and the property will be found in the right-hand corner.

paul jeffreys

10 The Marsh, Hythe, Southampton, SO46 6AL

023 8084 8555

sales@pauljeffreys.co.uk

pauljeffreys.co.uk

