



43 Tate's Road, Hythe SO45 6GN

paul jeffreys



43 Tates Road, Hythe

A 2 BEDROOM FIRST FLOOR MAISONETTE WITH THE RESIDUE OF A SHORT LEASE

Gas central heating, double glazing, garage in block, front garden
NO CHAIN

ACCOMMODATION

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

ENTRANCE HALL UPVC glazed front door, understairs storage cupboard.

LANDING Radiator, storage cupboard, hatch to loft space, side aspect window.

LOUNGE c.5.82m x 3.76m (19'1" x 12'4"). Two radiators, TV point, telephone point, large front aspect window.

KITCHEN c.3.76m x 1.75m (12'4" x 5'9"). Range of base units with cupboards & drawers. Space for cooker, washing machine and under-counter fridge. Worktops, stainless steel sink unit, range of wall cupboards, rear aspect window.

BEDROOM 1 c.3.76m x 2.87m (12'4" x 9'5"). Radiator, rear aspect window.

BEDROOM 2 c.3.76m x 2.87m (12'4" x 9'5"). Radiator, storage cupboard, rear aspect window.

BATHROOM WC, pedestal wash hand basin, panelled bath with mixer tap shower attachment over, mainly tiled walls, radiator, extractor fan, front aspect window.

OUTSIDE FRONT: Laid to lawn front garden, shed with power and light.
GARAGE IN BLOCK.

COUNCIL TAX BAND 'B' - payable 2022/23 - £1,564.91.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 71.4 sq. metres (768.9 sq. feet) approx.

TENURE The Agents are advised this property is LEASEHOLD with the residue of a 99 year lease from July 1962 (39 years remaining). Ground rent is £15 per annum.

DIRECTIONS Leave Hythe via St Johns Road, turning left into Shore Road, continue for approx. 1 mile and turn right into Fulmar Drive. Continue for a short way and take 4th right into Tates Road where the property will be found on the right 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

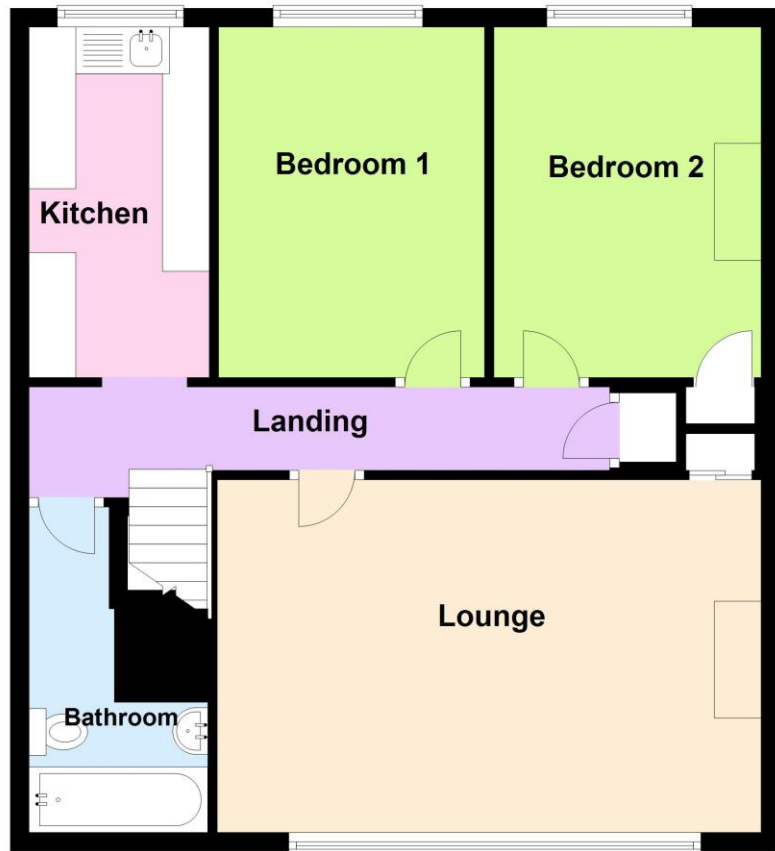
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

MJD/HC/04.22



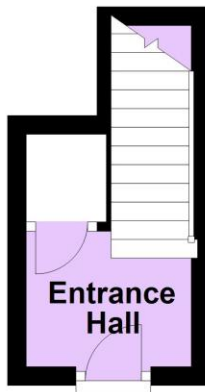
First Floor

Approx. 66.1 sq. metres (711.5 sq. feet)



Ground Floor

Approx. 5.3 sq. metres (57.4 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

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