



13 Dibden Lodge Close,
Hythe

paul jeffreys

13 Dibden Lodge Close, Hythe | SO45 6AY

Southampton – 14 miles, Lymington – 10 miles,
M27 – 14 miles, Hythe village – very short walk
(distances are approximate)

An extended 4 bedroom, 2 reception
room detached bungalow, set in one
of the most sought after roads in
Hythe, within a short walk of the
village and waterfront.
NO FORWARD CHAIN
£495,000

Gas central heating, plastic fascias/soffits/gutters,
scope to improve, rear garden measuring 110' x
39' (33m x 11m).

ACCOMMODATION

Entrance porch, reception/dining hall, lounge, dining room,
kitchen, conservatory, 4 bedrooms, shower room, separate
WC

ENTRANCE PORCH UPVC double glazed front door with
further half glazed door leading to:

RECEPTION/DINING HALL Radiator, airing cupboard with
'Vaillant' gas fired combination boiler. Ample space for
dining table.

LOUNGE c.4.37m x 3.48m (14'4" x 11'5"). Front aspect
bow window, side aspect window, fireplace with gas fire,
two radiators.

KITCHEN c.3.17m x 2.94m (10'4" x 9'8" excl. recess).
Comprising stainless steel single drainer sink unit with
cupboards and drawers below, range of base units with
cupboards and drawers with worktops above and tiled
splashbacks, space for fridge/freezer, range of wall
cupboards, side aspect window, half glazed UPVC double
glazed door and window leading to:

CONSERVATORY c.3.70m x 2.28m (12'2" x 7'6"). Of part
single skin construction with UPVC double glazed units and
half glazed door leading to side property, half glazed UPVC
double glazed door leading to dining room, plumbing for
automatic washing machine.

DINING ROOM c.6.90m x 2.58m (22'7" x 8'5" max.
measurements). Rear aspect bow window, radiator,
staircase to first floor with open space below, door to:

BEDROOM 3 c.3.80m x 2.41m (12'5" x 7'11"). Rear aspect
window, radiator, built in double wardrobe.

BEDROOM 1 c.3.94m x 2.88m (12'11" x 9'5"). Range of
built in wardrobes with dresser unit, radiator, side aspect
window.

BEDROOM 2 c.3.47m x 3.30m (11'4" x 9'11"). Range of
cupboards, radiator, front aspect window.

SHOWER ROOM Comprising fully tiled shower cubicle with
plumbed in shower, pedestal wash hand basin, fully tiled
walls, side aspect window.

SEPARATE WC Close coupled WC, half tiled walls, side
aspect window.

FIRST FLOOR

BEDROOM 4 c.3.17m x 2.85m (10'5" x 9'4"). Front and
rear aspect Velux windows, access to eaves and door giving
access to loft.



OUTSIDE:

FRONT GARDEN: Bordered to front boundary with brick wall and mature hedging. The front garden is mainly paved, concrete drive giving parking for 2 cars, giving access to the rear garden and also access to the DETACHED GARAGE with power & light, rear aspect window and side door. NB The garage has an asbestos roof.

REAR GARDEN: Measuring approx. 33m x 11m (110' x 39'). There is a paved patio, extensive lawned areas with mature bushes, shrubs and mature tree, further paved patio. The rear garden backs onto an allotment.

COUNCIL TAX BAND 'E' – payable 2022/23 - £2,459.15.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 111 sq. metres (1,194 sq. feet) approx.

TENURE LEASEHOLD.

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.

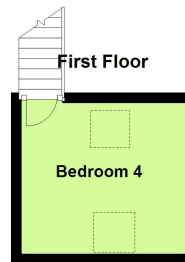
VIEWING STRICTLY BY APPOINTMENT

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

PMD/HC/08.22



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: From our office proceed via Prospect Place turning left into Jones Lane. After a short while turn right into Dibden Lodge Close and the property will be found approx. half way along on the left hand side, indicated by our For Sale board.

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