



58 Whittington Close, Hythe SO45 5NQ

£385,000

paul jeffreys



58 Whittington Close, Hythe

AN EXTENDED & MUCH IMPROVED 3/4 BEDROOM END OF TERRACE HOUSE

With recently refitted shower room and kitchen/diner,
ground floor cloakroom, newly installed electric heating & water
system, garage in block

ACCOMMODATION

Entrance hall, lounge, bedroom 4/dining room, kitchen/dining
room, cloakroom, 3 bedrooms, refitted shower room

ENTRANCE HALL Part glazed UPVC front door with glazed side
panel, radiator, stairs with cupboard below.

LOUNGE c.7.49m x 3.48m to 2.84m (24'7" x 11'5" to 9'4").
Two radiators, TV point, front and rear aspect windows.

DINING ROOM/BEDROOM 4 c.3.57m x 2.48m (11'8" x 8'1").
Radiator, smooth plastered ceiling, front & side aspect windows.

KITCHEN/DINING ROOM c.5.40m x 2.67m (17'8" x 8'9").
Having been recently completely refitted with range of
'Howdens' units with attractive composite worktops, comprising
acrylic 1.5 bowl single drainer sink unit with cupboard below,
range of base units with cupboards & drawers with integrated
fridge, slimline 'Lamona' dishwasher, space & plumbing for
automatic washing machine, wall cupboards, peninsular
breakfast bar, 'Bosch' stainless steel gas hob with extractor hood
above with 'Samsung' double oven below, large larder cupboard,
radiator, rear & side aspect window, patio door leading to rear
garden, wood laminate flooring, open access to:

LOBBY Door to:

CLOAKROOM White suite comprising close coupled WC,
wash hand basin with tiled splashback, heated towel rail,
side aspect window.

LANDING Side aspect window, hatch to loft space, airing
cupboard with lagged tank.

BEDROOM 1 c.3.67m x 2.84m (12' x 9'3"). Built in double
wardrobe, radiator, front aspect window with glimpses of
Southampton Water.

BEDROOM 2 c.3.24m x 2.77m (10'7" x 9'1"). Built in
double wardrobe, radiator, rear aspect window.

BEDROOM 3 c.2.46m x 2.46m (8' x 8'). Radiator, front
aspect window with glimpses of Southampton Water.

SHOWER ROOM Having recently been refitted with white
suite comprising walk-in shower cubicle with shower with
riser rail and rain shower, wash hand basin in vanity unit
with cupboard, WC with concealed cistern, heated towel
rail, wood laminate flooring, smooth plastered ceiling,
extractor fan, two rear aspect windows.

AGENT'S NOTE The heating which has recently been
replaced is all electric with individually controlled radiators
to each room, together with a high capacity hot water tank
in the airing cupboard. We understand that the heating
can be controlled via a mobile phone app.



OUTSIDE FRONT GARDEN: Of open plan design with lawned areas, flower & shrub beds with side pedestrian access leading to the **REAR GARDEN:** With decked area, sloping lawned area, further shingled seating area to the rear of the garden. **GARAGE** situated in block to the rear of the property. This garage is the one on the far right hand side of the three.

COUNCIL TAX BAND 'C' – payable 2022/23 - £1,788.47.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 100.9 sq. metres (1,085 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.

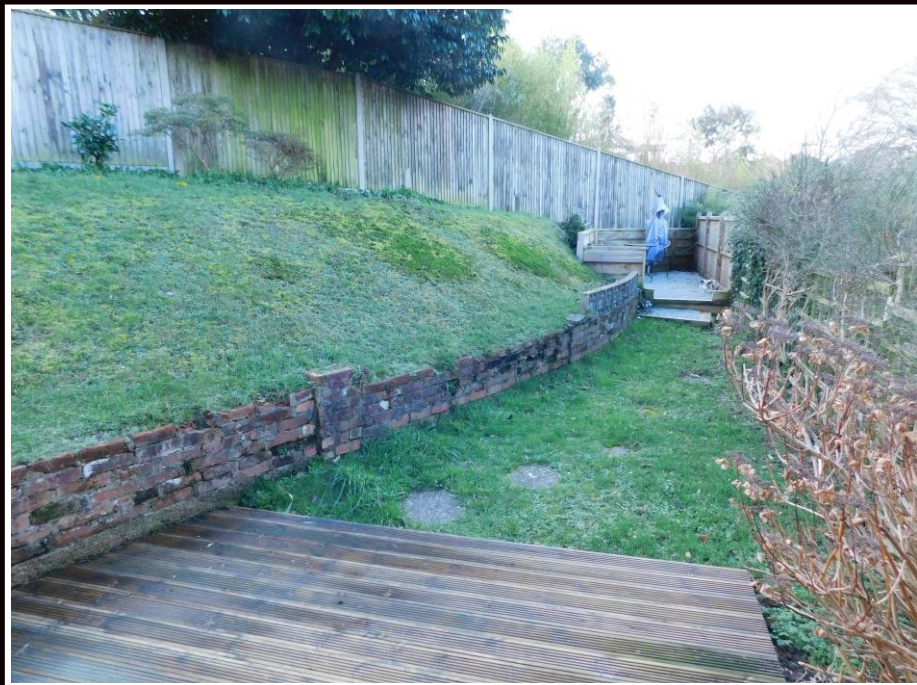
DIRECTIONS Leave Hythe via New Road turning right into Mousehole Lane and on reaching the junction with Southampton Road, turn right and immediately left into Hollybank Crescent. Take 2nd left into Fairview Drive and after a short way turn right into Whittington Close. Take the right hand fork and the property will be located up on the left hand side in an elevated position.

VIEWING STRICTLY BY APPOINTMENT

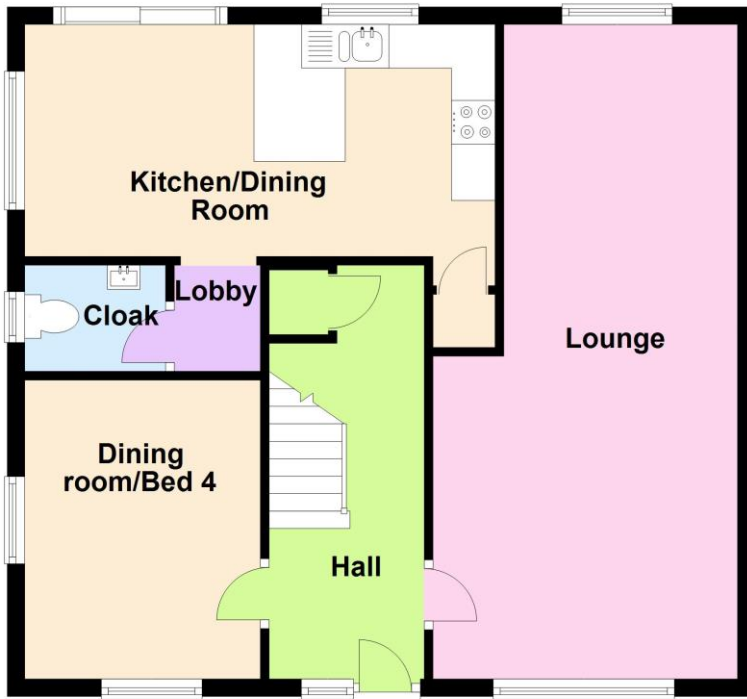
OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

PMD/HC/01.23





Ground Floor



First Floor



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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