



17 Ashleigh Close
Hythe

paul jeffreys

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Hythe | SO45 3QN

Southampton – 14 miles, Lymington – 10 miles, M27 – 14 miles, Hythe Village – 1.5 miles.
(distances are approximate)

An improved and enlarged older style
3/4 bedroom, 2/3 reception room
detached house on large plot.

£499,950

Replacement UPVC double glazed windows and doors, plastic fascias, soffits and gutters, recently installed new gas central heating system including radiators and boiler. Large front garden with ample parking and space for caravan/boat. Large rear garden.



ACCOMMODATION

Entrance hall, shower room, lounge, dining room, study/bedroom 4, kitchen/breakfast room, 3 good sized bedrooms, bathroom.

ENTRANCE HALL Arched UPVC part glazed front door, radiator, smooth plastered ceilings, stairs with upstairs storage cupboard, double cupboard.

LOUNGE c.4.74m x 3.47m (15'6" x 11'4"). Wood laminate flooring, triple folding doors leading to rear garden, wood burner with oak mantle over and slate hearth, smooth plastered ceiling with coving, TV point, vertical radiator, square arch to

DINING ROOM c.3.47m x 2.71m (11'4" x 8'10"). Wood laminate flooring, smooth plastered ceiling, double radiator, door to hall, front aspect window.

STUDY/BEDROOM 4 c.2.89m x 2.64m (9'5" x 8'8"). Radiator, front aspect window.

KITCHEN c.4.63m x 2.74m (15'2" x 9'). Comprising inset one and half bowl single drainer sink unit with cupboards below and space and plumbing for dishwasher and space and plumbing for automatic washing machine and further adjoining worktop. Range of base units with cupboards and drawers with worktops and tiled splashbacks, 'Neff' gas hob, 'Indesit' double oven with cupboards above and below,

space for fridge/freezer, larger type cupboard, space for breakfast table, vertical radiator, rear aspect window, half glazed door to rear garden.

SHOWER ROOM Modern white suite comprising close coupled WC, wash hand basin, corner fully tiled shower cubicle with plumbed in shower with shower head and 'Rain' shower, extractor fan, chrome heated towel rail, front aspect window.

LANDING Double radiator, hatch to loft space, smooth plastered ceiling, front aspect window.

BEDROOM 1 c.3.91m x 3.34m (12'10" excluding wardrobes x 10'4"). Range of full width wardrobes with sliding doors, double radiator, smooth plastered ceiling, rear aspect window.

BEDROOM 2 c.3.32m x 3.04m (10'11" x 9'11" excluding built in wardrobes). Double radiator, smooth plastered ceiling, full width range of wardrobes with sliding doors also housing 'Atag' gas fired combination boiler, rear aspect window.

BEDROOM 3 c.3.50m x 2.66m (11'5" x 8'8"). Double radiator, front aspect window.

BATHROOM White suite comprising panelled bath with mixer tap shower attachment over, closed coupled WC,

wash hand basin in recess, part tiled walls, radiator, front aspect window.

OUTSIDE:

FRONT GARDEN: Bordered to front boundary by brick wall, there is a 3 car drive and further shingle parking area for caravan/boat etc, lawned area, side pedestrian access to both sides of the property leading to the

REAR GARDEN: Small paved patio, large lawned area, raised flower beds, 2 sheds, greenhouse, outside tap.

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

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 117.4 sq. metres (1262 sq. feet) approx.

TENURE FREEHOLD

AGENTS NOTE The vendors inform us that they have obtained full planning permission for a single storey extension across the rear of the property. The depth of this is 3 metres.

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

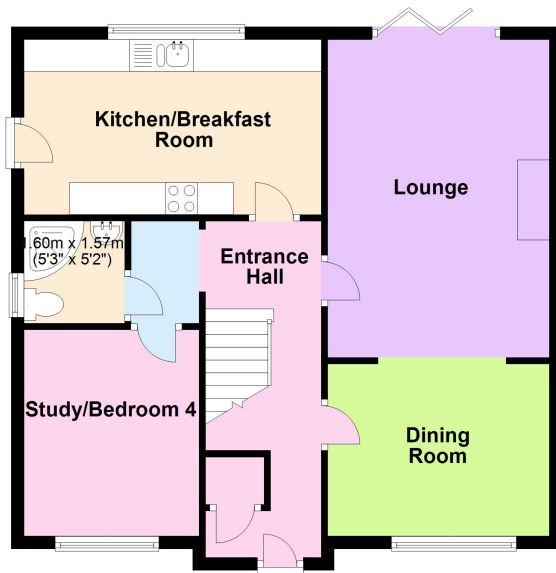
OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

PMD/SW/02.23



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.

Ground Floor



First Floor



DIRECTIONS: Leave Hythe via New Road continuing up onto Langdown Lawn. Just before the hospital fork left into Fawley Road and proceed to the top of the hill and after a short way turn right into Butts Ash Lane. Take the first turning on the left into Yelverton Avenue and continue to the end and turn immediately left into Ashleigh Close and the property will be found a short way along on the left hand side.

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