



9 Whittington Close, Hythe SO45 5EZ

£182,500

paul jeffreys





## 9 Whittington Close, Hythe

A GOOD SIZED GROUND FLOOR 2 BEDROOM MAISONETTE  
Within short walk of Hythe village centre, gas central heating,  
'Worcester' combination boiler, garden & garage in block

### ACCOMMODATION

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

PORCH UPVC part glazed front door, wooden part glazed door to:

ENTRANCE HALL Radiator, two good sized storage cupboards.

LOUNGE c.4.45m x 3.76m (14'7" x 12'4"). Electric fire with tiled surround, TV point, radiator, front aspect window.

KITCHEN c.3.38m x 2.95m (11'1" x 9'8"). Range of base units with cupboards and drawers, stainless steel 1.5 bowl sink unit, worktops, space for automatic washing machine, built in oven and 'Bosch' induction hob, space for fridge/freezer, tiled splashbacks, range of wall cupboards, rear aspect window.

BEDROOM 1 c.3.91m x 3.13m (12'10" x 10'3"). Radiator, built in wardrobes, TV point, UPVC windows and door to rear.

BEDROOM 2 c.3.79m x 2.77m (12'5" x 9'1"). Radiator, TV point, front aspect window.

BATHROOM WC with concealed cistern, wash hand basin in vanity unit, panelled bath with glazed door and plumbed in shower over, chrome heated towel rail, extractor fan, rear aspect window.

OUTSIDE FRONT: Shingled area, bin store and outside storage cupboard housing 'Worcester' combination boiler. REAR: Easy maintenance garden with patio area, garden shed, mature shrubbery, garden tap.

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

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 62.4 sq. metres (672 sq. feet) approx.

TENURE The Agents are advised this property is LEASEHOLD with the residue of a 99 year lease commencing September 1965. We understand there is a £15 per annum ground rent charge.

DIRECTIONS Leave Hythe via Mousehole Lane turning right into Southampton Road and immediately left into Hollybank Crescent. Take 2<sup>nd</sup> left into Fairview Drive and Whittington Close will be found as the 1<sup>st</sup> turning on the right hand side, with the property located just in on the left 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

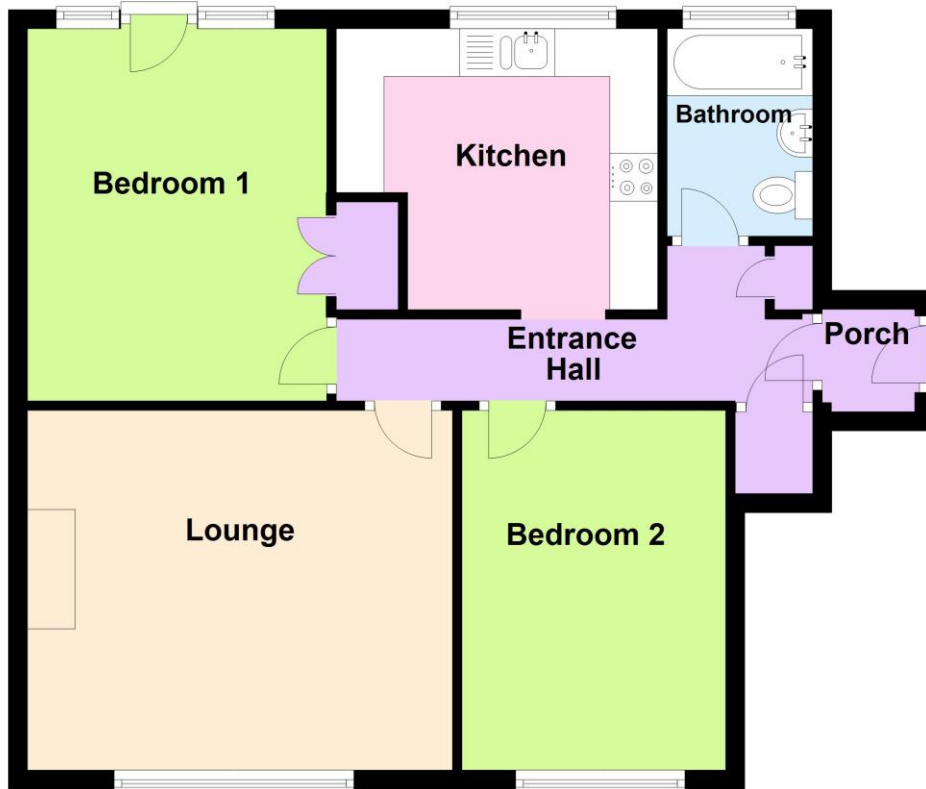
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

MJD/HC/01.23



## Ground Floor

Approx. 62.4 sq. metres (672.0 sq. feet)



Total area: approx. 62.4 sq. metres (672.0 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

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**Open 7 Days**

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