



11 Haven Court, Southampton Road, Hythe SO45 5DA

£285,000

paul jeffreys



## 11 Haven Court, Hythe

### A SPACIOUS 2 BEDROOM RETIREMENT APARTMENT WITHIN SHORT WALK OF HYTHE VILLAGE CENTRE

Double glazing, electric underfloor heating,  
communal lounge & laundry room

#### ACCOMMODATION

Entrance hall, lounge, kitchen/diner, 2 bedrooms,  
en suite, shower room

**ENTRANCE HALL** Wooden front door, door to large airing cupboard, pull cord, door to:

**LOUNGE/DINER** c.8.54m x 3.58m narrowing to 2.34m (28' x 11'9" narrowing to 7'8"). Electric fire with surround, Juliet balcony with UPVC glazed door & glazed side panel window, door to:

**KITCHEN** c.2.34m x 2.16m (7'8' x 7'1"). Range of base units with cupboards & drawers, built in fridge/freezer, built in 'Hotpoint' oven, 'Hotpoint' electric hob with stainless steel extractor fan over, stainless steel sink unit, worktops, tiled splashbacks, range of wall cupboards, tiled flooring, front aspect window.

**BEDROOM 1** c.5.23m x 2.97m (17'2" x 9'9"). TV point, walk in wardrobe with shelves & hanging space, front aspect window, door to:

**EN SUITE** Walk in shower with grab rails and plumbed in shower over with glazed panel, WC, wash hand basin in vanity unit, chrome heated towel rail, fully tiled walls, tiled flooring, extractor fan, pull cord.

**BEDROOM 2** c.4.57m x 2.77m (15' x 9'1"). Front aspect window.

**SHOWER ROOM** Walk in shower cubicle with plumbed in shower, WC, pedestal wash hand basin, fully tiled walls, chrome heated towel rail, extractor fan.

**OUTSIDE** Very attractive communal gardens including large patio area, lawned area, well stocked flower and shrub beds, limited parking.





COUNCIL TAX BAND 'C' – payable 2023/24 - £1,882.22.

EPC RATING 'B'.

GROSS SQUARE MEASUREMENTS 84.2 sq. metres (906.7 sq. feet) approx.

TENURE The agents are advised this property is LEASEHOLD held on a residue of 125 years from 1<sup>st</sup> June 2013. The ground rent is £495 per annum, the service charge is £3,228.48 per annum

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 Prospect Place, turning left at the mini roundabout into Jones Lane. Continue almost to the end of the road and before the main turning into southampton Road turn left at the Shell garage and Haven Court will be found on the left hand side.

VIEWING STRICTLY BY APPOINTMENT

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

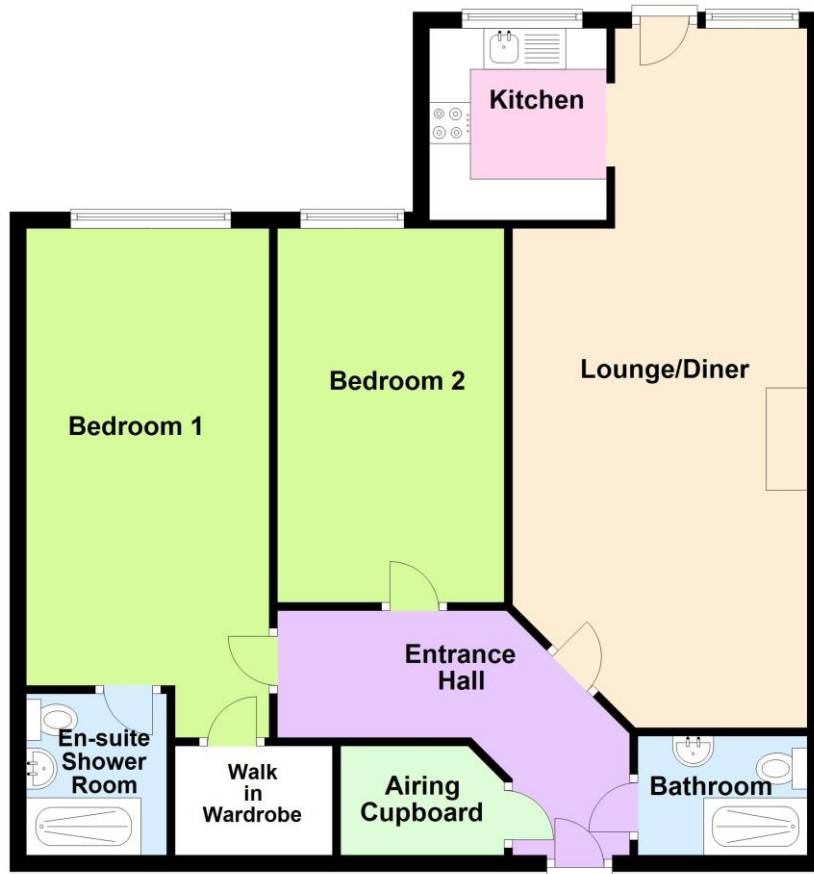
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## Ground Floor

Approx. 84.2 sq. metres (906.7 sq. feet)



Total area: approx. 84.2 sq. metres (906.7 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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