



2 Armada Drive
Hythe

paul jeffreys

2 Armada Drive

Hythe | SO45 5BS

Southampton – 12 miles, Lymington – 8 miles, M27 – 10 miles, Hythe Village – 1 mile.

(Distances are approximate)

A good sized 4 bedroom detached chalet with attractive gardens and ample parking, scope to extend s.t.p.p. NO CHAIN

£530,000

Gas central heating, double glazing, ample parking with garage. Catchment for Orchard and Noadswood Schools.

ACCOMMODATION

Entrance hall, lounge/diner, kitchen, cloakroom, lean-to conservatory, 4 bedrooms, bathroom, separate WC

ENTRANCE HALL UPVC glazed door with glazed with glazed side panel, radiator, front aspect window.

CLOAKROOM WC, wash hand basin, fully tiled walls, front aspect window.

LOUNGE/DINER c.9.78m x 3.53m (32'1" x 11'7"). Two front aspect windows, sliding patio doors to rear garden, brick fireplace with gas fire, TV point, 3 radiators, open access to inner hall.

KITCHEN c.3.68m x 3.13m (12'1" x 10'3"). Comprising stainless sink unit with cupboards below, range of base units with cupboards & drawers, range of wall cupboards, space for fridge/freezer, tiled walls, radiator, window & part glazed door to:

LEAN TO CONSERVATORY c.4.75m x 2.21m (15'7" x 7'3"). Worktops and cupboards, two doors leading to rear garden.

UTILITY Sink, plumbing for automatic washing machine, gas boiler providing hot water to this room and the kitchen, door to garage.

INNER HALL Staircase with cupboard below, radiator, storage cupboard, doors to

BEDROOM 2 c.4.63m x 3.25m (15'2" x 10'8"). Built in wardrobes, radiator, front aspect window.

BEDROOM 4 c.3.41m x 3.10m (11'2" x 10'2"). Radiator, built in wardrobes, rear aspect window with UPVC glazed door to garden.

LANDING Hatch to fully insulated loft space, radiator, side aspect window with distant views over Southampton Water.

BEDROOM 1 c.5.39m x 3.53m narrowing to 2.97m (17'8" x 11'7" narrowing to 9'9"). Radiator, built in cupboard with 'Vaillant' gas boiler, built in wardrobes, eaves storage, front aspect windows.

BEDROOM 3 c.3.58m x 3.18m (11'9" x 10'5"). Eaves storage and cupboard space, radiator, rear aspect window.

BATHROOM Panelled bath with mixer tap, shower over, sink and vanity unit, part tiled surround, heated towel rail, electric heater, side aspect window.

SEPARATE WC W.C., radiator, part tiled walls, side aspect windows.



OUTSIDE:

FRONT GARDEN

Block paved driveway with ample parking leading to garage with up and over door, laid to lawn area, shrub beds with mature shrubbery.

REAR GARDEN (Easterly facing) Circular lawned area with mature shrubs and tree, many shrub beds with mature shrubbery, pond, summerhouse, large lean to shed, rear access to single skin utility room with gas boiler and door leading to garage with power and light.

COUNCIL TAX BAND 'E' – payable 2023/24 - £2555.13

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 151.3 sq. metres
(1628.4 sq. feet) approx.

TENURE The agents have been advised that 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.

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VIEWING STRICTLY BY APPOINTMENT

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PMD/BG/06.23



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Total area: approx. 151.3 sq. metres (1628.4 sq. feet)



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