



Flat 3, The Sycamores, South Street,
Hythe

paul jeffreys

Flat 3, The Sycamores, Hythe | SO45 6ED

A 2 bedroom flat within the centre of
Hythe with extended lease
NO CHAIN

£189,950

Double glazing, electric heating, garage in block,
short walk of Hythe village and waterfront.

ACCOMMODATION
Lounge, kitchen, inner hall, 2 bedrooms,
bathroom.

LOUNGE c.4.37m x 4.34m (14'5" x 14'3"). Electric heater, telephone point, front aspect window, door to:

KITCHEN c.3.38m x 2.34m (11'1" x 7'8"). Range of base units with cupboards & drawers, built in oven & hob, worktops, stainless steel sink unit, tiled splashbacks, rear aspect window.

INNER HALL

BEDROOM 1 c.4.42m x 3.35m (14'6" x 11'). Electric heater, rear aspect window.

BEDROOM 2 c.4.19m x 3.43m (13'9" x 11'3"). Electric heater, front aspect window.

BATHROOM Panelled bath with plumbed in shower over with tiled surround, WC, pedestal wash hand basin, chrome heated towel rail, cupboard housing hot water tank, rear aspect window.

OUTSIDE Communal lawned area, GARAGE IN BLOCK.

COUNCIL TAX BAND 'A' - payable 2024/25 - £1,487.15.

EPC RATING 'E'.

GROSS SQUARE MEASUREMENTS 63.7 sq. metres (685.6 sq. feet) approx.

TENURE The Agents are advised this property is LEASEHOLD. The original lease dates from 1978, but was extended in 2016 to a term of 189 years (from 1978). Ground Rent is £400 per annum, which is reviewable every 5 years. Maintenance Charge is £1,200 per annum payable half yearly. This includes the buildings insurance.

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/07.23

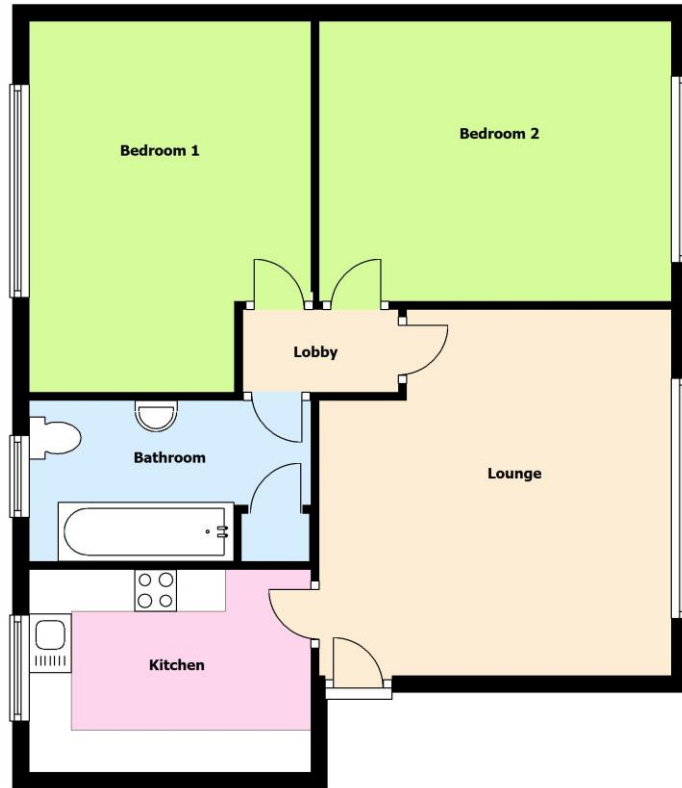




IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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

Approx. 63.7 sq. metres (685.6 sq. feet)



Total area: approx. 63.7 sq. metres (685.6 sq. feet)



DIRECTIONS Leave Hythe via New Road and on reaching South Street the left hand side you will see The Sycamores. Access via the left hand door and the property will be found on the first floor on the right hand side.

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