



18 Fairview Drive,
Hythe

paul jeffreys

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Southampton – 14 miles, Lymington – 10 miles, M27 – 14 miles, Hythe Village – 1 mile approx.
(distances are approximate)

A substantially extended & completely refurbished 4 bedroom detached bungalow with superb open plan lounge/dining/kitchen room with twin vaulted ceilings. Large plot.
NO CHAIN
£615,000

UPVC double glazed windows, newly installed underfloor heating, smooth plastered ceilings, new kitchen, new bathroom, new en-suite, new cloakroom, natural wood internal doors, natural wood effect laminate flooring throughout, ample parking for 6/7 cars, new timber garage.

ACCOMMODATION

Entrance hall, superb open plan lounge/dining/kitchen, utility room, cloakroom, 4 bedrooms, en-suite shower room, family bathroom.

OPEN ENTRANCE PORCH Tiled floor with UPVC glazed front door leading to:

ENTRANCE HALL Hatch to loft space, built in cupboard, part-glazed double doors leading through to lounge/dining/kitchen.

OPEN PLAN LOUNGE/DINING/KITCHEN Overall measurement c.9.64m x 6.75m to 4.95m (31'7" x 22'2" to 16'3"). Lounge/Dining Area: Wood effect laminate flooring, twin vaulted ceilings with high level angled windows overlooking rear garden, TV point, sliding patio door & large rear aspect window to rear garden. Kitchen Area: Newly fitted with range of dark blue fronted units comprising inset stainless steel 1.5 bowl sink unit with integrated drainer, quartz worktops, range of base units with cupboards & drawers with quartz worktops above, integrated 'Lamona' dishwasher twin 'Lamona' electric ovens with cupboards above & below, housing for American style fridge/freezer with adjoining cupboards to either side & above, 'Schott Ceran' electric ceramic hob with built in downdraught extractor, peninsular units with quartz worktops, side aspect window & sliding patio door to rear garden. Small loft area housing gas fired boiler. Door to:

UTILITY ROOM c.2.25m x 1.68m (7'4" x 5'6"). Comprising inset stainless steel sink unit with cupboards below, worktop with tiled splashback, wall cupboards, part glazed UPVC double glazing door to drive.

BEDROOM 1 c.3.62m x 3.57m (11'10" x 11'8"). Front & side aspect windows, side window having view over Southampton, door to:

EN-SUITE Newly fitted with large walk-in fully tiled shower cubicle with hand held shower & rain shower head, wash hand basin in vanity unit, WC with concealed cistern, chrome heated towel rail, illuminated mirror, extractor fan, recessed downlighters, side aspect window.

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OUTSIDE:

FRONT GARDEN: Bordered to the front boundary with low brick wall and mature hedging, small lawned area, gravel driveway with parking for approx. 6/7 cars leading past the property to the newly erected timber **GARAGE** with power & light, electric roller door, pedestrian door & rear aspect window.

REAR GARDEN: The rear garden measures approx. 25m in depth by 15.30m in width (82' x 50'). There is a wide newly laid paved patio immediately to the rear of the property, side storage area to opposite side. The garden has recently been re-seeded and is fully enclosed with fencing, aside from the direct access to drive.

COUNCIL TAX BAND 'D' – payable 2023/24 - £2,117.50.

EPC RATING 'E' prior to refurbishment works.

GROSS SQUARE MEASUREMENTS 138.6 sq. metres (1,491.7 sq. feet) approx.

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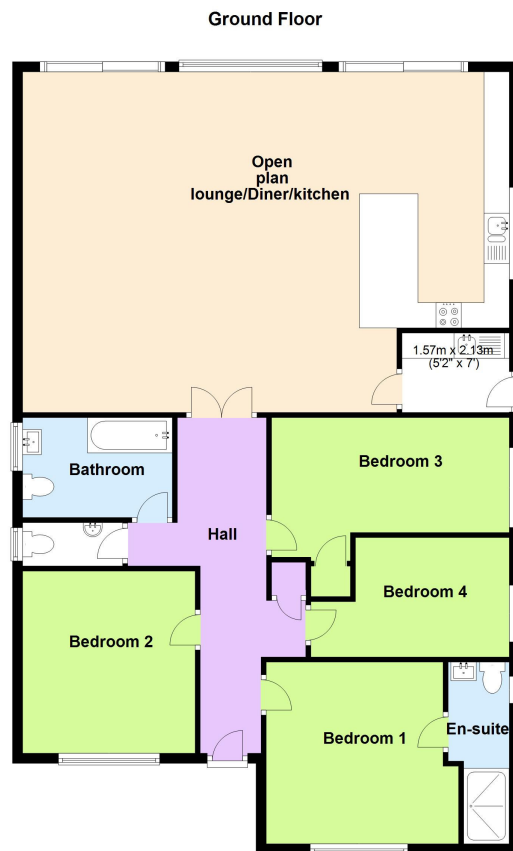
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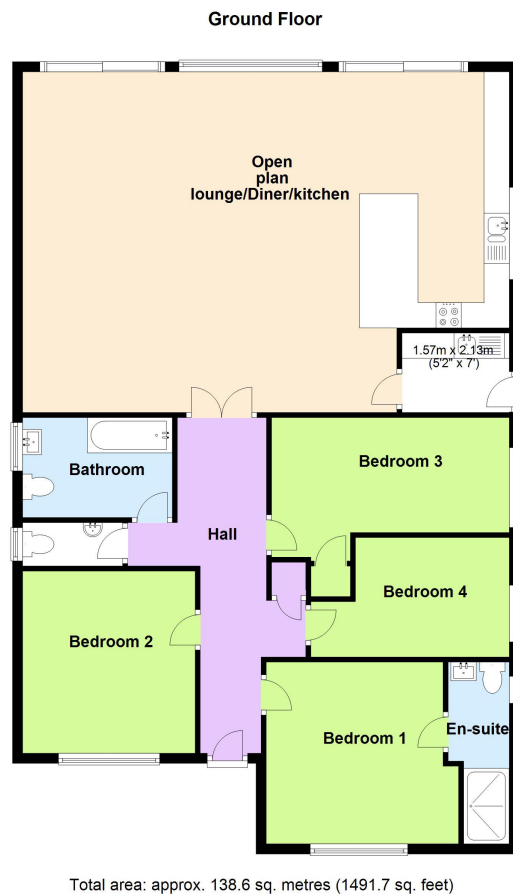
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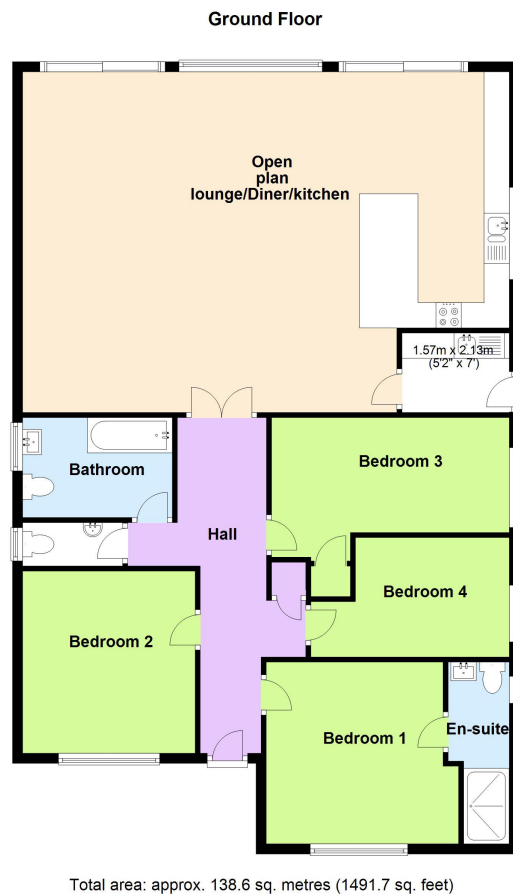
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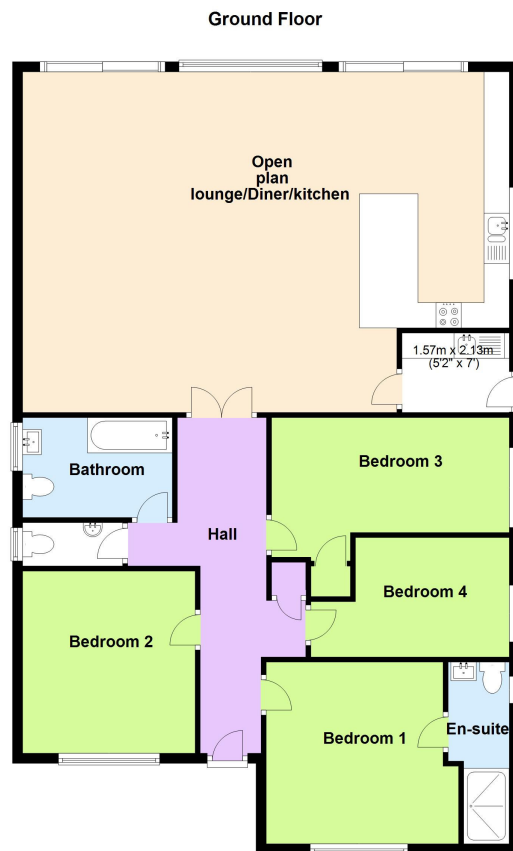
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