



35 Solent Drive, Hythe SO45 5FP

£409,950

paul jeffreys



35 Solent Drive, Hythe

A MUCH IMPROVED 3 BEDROOM DETACHED BUNGALOW HAVING BEEN RECENTLY COMPLETELY REDECORATED With new carpets, modern kitchen & bathroom, smooth plastered ceilings throughout, small easy to maintain rear garden, ample parking & garage. NO CHAIN.

ACCOMMODATION

Entrance hall, lounge, kitchen, 3 bedrooms, shower room

ENTRANCE HALL Replacement composite part glazed front door with glazed side panel, spotlights, meter cupboard, airing cupboard with lagged tank & immersion, radiator, telephone point, coved smooth plastered ceiling.

LOUNGE c.5.31m x 3.86m (17'5" x 12'8"). Front aspect window, sliding patio door leading to rear garden, two radiators, two wall lights, electric fire, TV point, coved smooth plastered ceiling.

KITCHEN c.4.50m x 2.12m (14'9" x 6'11"). Range of modern white gloss units comprising inset double drainer stainless steel sink unit with cupboard & drawer below, integrated 'Neff' slimline dishwasher, range of base units with cupboards & drawers, fully tiled walls, range of wall cupboards, one housing gas fired boiler, tiled floor, integrated fridge, space & plumbing for automatic washing machine, larder, further tall cupboard, 'Logik' electric ceramic hob with extractor hood over and 'Beko' electric oven below, radiator, rear aspect window, part glazed door to rear garden.

BEDROOM 1 c.3.78m x 2.96m (12'5" x 9'8" incl. wardrobes). Range of built in wardrobes, radiator, front aspect window.

BEDROOM 2 c.3.09m x 2.11m (10'1" x 6'11"). Radiator, side aspect window.

BEDROOM 3 c.2.68m x 2.23m (8'9" x 7'3"). Radiator, front aspect window.

SHOWER ROOM White suite comprising pedestal wash hand basin, close coupled WC, shower cubicle with plumbed in shower with pump, large mirror, chrome heated towel rail, wood laminate flooring, hatch to loft, side aspect window.

OUTSIDE The property is approached on a corner and, therefore, has two lawned areas bordered by mature hedging, side pedestrian access to both sides of the property via wooden gates to the rear garden. There is a concrete drive with parking for 3 vehicles, or 2 vehicles and caravan/boat, leading to GARAGE with power, light, rear aspect window and part glazed door leading to REAR GARDEN: With large full width paved patio with wood planters, small lawned area, flower beds. The rear garden is fully fenced and is south facing.



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

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 70.7 sq. metres (761.1 sq. feet) approx.

TENURE The agents are advised 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.

DIRECTIONS Leave Hythe via Jones Lane, turning left into Southampton Road and immediately right into Hollybank Road. Continue to the top of the hill and Solent Drive will be found on the left with the property on the right hand corner, indicated by our For Sale board.

VIEWING STRICTLY BY APPOINTMENT

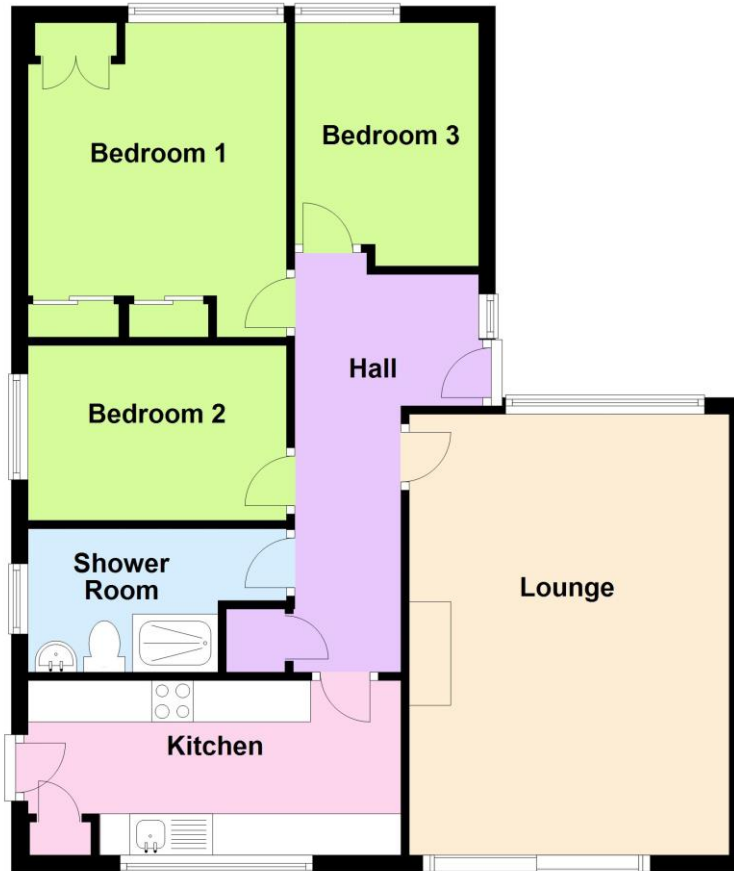
OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

PMD/HC/11.23





Ground Floor



Total area: approx. 70.7 sq. metres (761.1 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

023 8084 8555

sales@pauljeffreys.co.uk

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