



11 The Lantern Building, Hythe SO45 6JD

£425,000

paul jeffreys



## 11 The Lantern Building, Davidson Close, Hythe

### A 2 BED 3<sup>RD</sup> FLOOR APARTMENT WITH FANTASTIC PANORAMIC VIEWS OVER HYTHE VILLAGE, SOUTHAMPTON WATER & BEYOND

Lift, allocated parking space, electric central heating, UPVC double glazed windows, smooth plastered ceilings throughout. NO CHAIN

#### ACCOMMODATION

Communal entrance hall, hall, lounge/dining room, kitchen, 2 double bedrooms, en suite shower room, bathroom

**COMMUNAL ENTRANCE HALL** With security entry phone system, lift to all floors.

**ENTRANCE HALL** Wooden front door, storage cupboard with electric boiler, radiator, recessed downlighters, door to:

**LOUNGE/DINING ROOM** c.6.23m x 4.32m narrowing to 2.52m (20'5" x 14'2" narrowing to 8'3"). Two radiators, telephone & TV points, two porthole windows, corner window and sliding doors to wrap around balcony, door to:

**KITCHEN** c.3.25m x 1.98m (10'8" x 6'6"). Range of base units with cupboards and drawers, built in dishwasher, 'Smeg' washing machine, 'Bosch' oven with 'Bosch' electric hob & stainless steel extractor fan over, built in fridge/freezer, worktops, range of wall cupboards, tiled flooring, radiator.

**BEDROOM 1** c.3.45m x 2.92m (11'4" x 9'7"). Radiator, built in wardrobes, telephone & tv points, side aspect window, door to:

**EN SUITE SHOWER ROOM** Shower cubicle with plumbed in shower over and glass sliding doors, WC, wash hand basin, extractor fan, partly tiled walls.

**BEDROOM 2** c.3.48m x 2.84m (11'5" x 9'4"). Radiator, two sets of built in wardrobes, telephone point, rear aspect window.

**BATHROOM** WC, wash hand basin, panelled bath with glazed door and mixer tap shower over, tiled surround, extractor fan, chrome heated towel rail.

**OUTSIDE** One allocated parking space.





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

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 76.4 sq. metres ( 822.8 sq. feet) approx.

TENURE The agents are advised this property is LEASEHOLD. The property is held on a residue of 125 year lease from 1<sup>st</sup> January 2006. The management/service charge is £1,668 per annum plus a further £116 per annum to Britannia Gate and £271 per annum to the Shipyard Estates. No animals are permitted in this block.

AGENT'S NOTE The sale of this property is subject to the grant of probate.

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 St Johns Street, which continues into Shore Road, follow for a short while and take 2<sup>nd</sup> left into Scott-Paine Drive. Follow to the T and turn left into Davidson Close and the property will be found in the far corner.

VIEWING STRICTLY BY APPOINTMENT

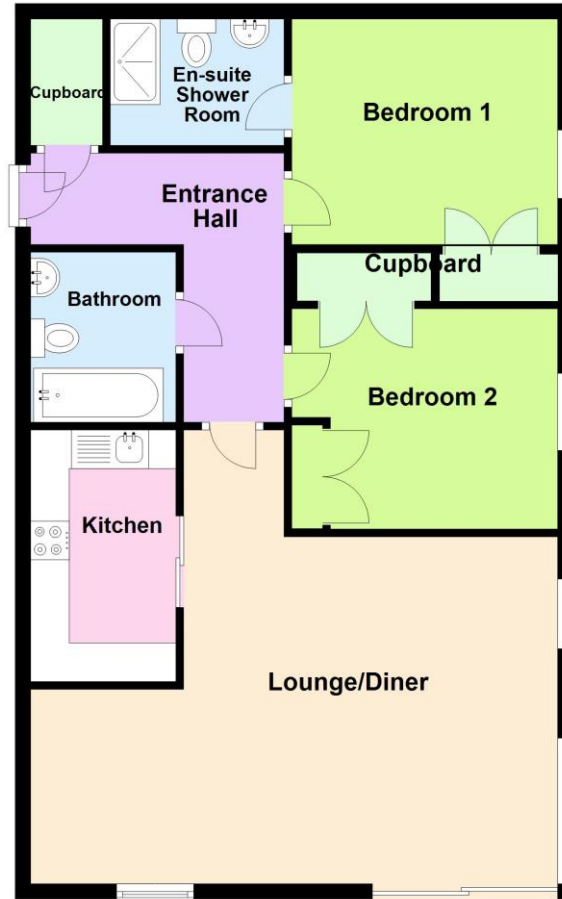
OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

MJD/HC/01.24





## Ground Floor



Total area: approx. 76.4 sq. metres (822.8 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](mailto:sales@pauljeffreys.co.uk)

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