



33 Solent Drive, Hythe SO45 5FP

£349,950

paul jeffreys





## 33 Solent Drive, Hythe

### AN IMPROVED 2 BEDROOM DETACHED BUNGALOW IN ELEVATED POSITION

Refitted kitchen, gas central heating, UPVC double glazing  
(bedrooms are triple glazed). Vendors suited.

#### ACCOMMODATION

Entrance lobby, hall, lounge, kitchen,  
2 bedrooms, small conservatory, shower room

**ENTRANCE LOBBY** With replacement composite front door with further part glazed UPVC door leading to:

**ENTRANCE HALL** Radiator with cover, hatch to loft space.

**LOUNGE** c.5.28m x 3.73m (17'4" x 12'5"). Three front aspect windows, open briquette fireplace, coved ceiling, two double radiators, TV point.

**KITCHEN** c.2.98m x 2.74m (9'9" x 8'11"). Refitted with range of cream gloss effect units comprising inset single drainer stainless steel sink unit with plumbing for automatic washing machine below and plumbing for slimline dishwasher. Range of base units with cupboards and drawers with worktops above, with tiled splashbacks, range of wall cupboards, open larder which houses a fridge/freezer (not included), 'Bosch' electric ceramic hob with extractor hood over, 'Indesit' electric oven. Side aspect window, single glazed window and half glazed door leading to:

**CONSERVATORY** c.2.84m x 1.47m (9'4" x 4'10"). Being half glazed of UPVC construction with fitted roof blinds, tiled floor, half glazed door to rear garden.

**BEDROOM 1** c.4.12m x 3.02m (13'6" incl. wardrobes x 9'11"). Radiator, two built in double wardrobes, rear and side aspect triple glazed windows.

**BEDROOM 2** c.3.00m x 2.41m (9'10" x 7'11"). Radiator, rear aspect triple glazed window, built in wardrobes.

**SHOWER ROOM** Modern white suite with walk in shower with glass screen with plumbed in shower, pedestal wash hand basin, WC, tiled floor, fully tiled walls, chrome heated towel rail, front aspect window.

#### OUTSIDE

**FRONT GARDEN:** Laid to lawn with flower and shrub beds, driveway with parking for approx. two cars leading to GARAGE with power & light and rear window and half glazed door leading to rear garden. There is gated access on both sides of the property, giving pedestrian access to:

**REAR GARDEN:** Comprising lawned area, flower and shrub beds, summerhouse and shed. The garden is fully fenced and has a westerly aspect.



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

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 65 sq. metres (700 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 Mousehole Lane turning right into Southampton Road and 1<sup>st</sup> left into Hollybank Crescent. Take 4<sup>th</sup> turning left into Solent Drive and proceed almost to the very end and the property will be found as the 2<sup>nd</sup> from last house on the left hand side.

VIEWING STRICTLY BY APPOINTMENT

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

PMD/HC/02.24







## Ground Floor



Total area: approx. 65.1 sq. metres (700.9 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

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