



34 Ferry Road, Hythe, Southampton SO45 5GD

£215,000

paul jeffreys



34 Ferry Road, Hythe

A 2 BEDROOM GROUND FLOOR MAISONETTE
AT BOTTOM OF HOLLYBANK, WITHIN A SHORT WALK OF
HYTHE, ON THE RESIDUE OF 999 YEAR LEASE
Gas central heating, double glazing, garage in block. NO CHAIN.

ACCOMMODATION

Entrance hall, lounge, kitchen,
2 double bedrooms, shower room, garden

ENTRANCE HALL UPVC glazed front door, storage cupboard,
door to:

LOUNGE c.4.34m x 3.71m (14'3" x 12'2"). Radiator, tv &
telephone point, front & side aspect windows.

KITCHEN c.2.92m x 2.64m (9'7" x 8'8"). Range of base units
with cupboards and drawers, space for automatic washing
machine, space for dishwasher, space for cooker, worktops, tiled
splashbacks, sink unit, range of wall cupboards, 'Potterton' gas
boiler, larder cupboard, rear aspect window.

BEDROOM 1 c.3.96m x 3.13m (13' x 10'3"). Radiator, double
wardrobe, tv point, rear and side aspect windows.

BEDROOM 2 c.3.71m x 2.90m (12'2" x 9'6"). Radiator, front
aspect window.

SHOWER ROOM WC with concealed cistern, wash hand basin in
vanity unit, large shower cubicle with sliding doors and plumbed
in shower over, fully tiled walls, radiator, storage cupboard,
extractor fan, rear aspect window.

OUTSIDE Front garden laid to lawn. Area to side paved, rear
garden is laid lawn with mature shrubbery, greenhouse.

COUNCIL TAX BAND 'B' - payable 2023/24 - £1,646.94.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 62.5 sq. metres (672.3 sq.
feet) approx.

TENURE The Agents are advised this property is LEASEHOLD on
the residue of 999 year lease. We understand that there is a
ground rent of £10 per annum (paid £5 every six months).

DIRECTIONS Leave Hythe via Mousehole Lane and on reaching
Southampton Road turn right and 1st left into Hollybank Crescent.
Ferry Road will be found as the 3rd turning on the left and the
property is located on the right hand side.

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/01.24



Ground Floor



Total area: approx. 62.5 sq. metres (672.3 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.

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