



18 Atheling Road,
Hythe

paul jeffreys

18 Atheling Road, Hythe | SO45 6BR

Southampton – 14 miles, Lymington – 10 miles,
M27 – 14 miles, Hythe Village – short walk
(distances are approximate)

A deceptively spacious older style
3 bedroom, 3 reception room
detached property, situated within a
stone's throw of Hythe village

£595,000

UPVC double glazed windows, gas central
heating, parking, space for caravan/boat, larger
than average garage, ground floor shower room,
en suite

ACCOMMODATION

Entrance porch, hall, lounge, dining room, family
room, kitchen, ground floor shower room,
3 bedrooms, en-suite bathroom

ENTRANCE PORCH Stable front door, half glazed, tiled
floor, glazed door leading to:

ENTRANCE HALL Stairs with open space below with small
cupboard, radiator, telephone point.

LOUNGE c.4.24m x 3.03m (13'11" x 9'11"). Wood burner
with full height chimney breast, double radiator, TV point,
one front & two side aspect windows.

DINING ROOM c.3.91m x 2.74m (12'9 x 8'11"). Double
radiator, storage cupboard, rear & side aspect windows,
open access to:

KITCHEN c.4.22m x 2.85m (13'10" x 9'4"). Comprising
acrylic single drainer 1.5 bowl sink unit with cupboards
below and space & plumbing for automatic washing
machine. Range of base units with cupboards & drawers
with worktops above and tiled splashbacks, space below
worktop for fridge and freezer, range of wall cupboards,
double radiator, side aspect window, door to hall and
square arch to:

FAMILY ROOM c.3.93m x 3.84m (12'10" x 12'7"). Two
double radiators, telephone point, TV point, glazed double
doors leading to rear garden with full height glazed side
panel, rear & two side aspect windows.

BEDROOM 2 c.3.63m x 3.03m (11'10" x 9'11"). Double
radiator, front aspect window.

SHOWER ROOM Comprising fully enclosed fully tiled
shower cubicle with 'Mira' plumbed in shower, pedestal
wash hand basin, WC, radiator, side aspect window.

LANDING Access to eaves storage.

BEDROOM 1 c.4.67m x 4.20m (15'4" x 13'9" skilling
ceilings). Radiator, front aspect window.

BEDROOM 3 c.3.08m x 2.78m (10'1" x 9'1" skilling
ceilings). Radiator, rear aspect window, open access to en
suite.

EN SUITE Comprising panelled bath with mixer tap shower
attachment, pedestal wash hand basin, WC, radiator &
radiator/heated towel rail, part tiled walls, rear aspect
window.



OUTSIDE

FRONT GARDEN: Lawned area, flower & shrub beds, patio, hard standing for one car, pedestrian gate leading to side area of garden, which is laid to lawn with well stocked flower & shrub beds.

REAR GARDEN: Good sized lawned area, flower & shrub beds, parking for two cars side by side and additional hard standing for caravan/boat. This driveway is approached by double 5-bar gates. The driveway from the road is owned by No. 18, but the property at the bottom of the drive has full rights of access across, but have no ownership over this.

COUNCIL TAX BAND 'E' – payable 2023/24 - £2,588.06.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 126.5 sq. metres
(1,361.4 sq. feet) approx.

TENURE 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.

VIEWING STRICTLY BY APPOINTMENT

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

PMD/HC/03.24



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.

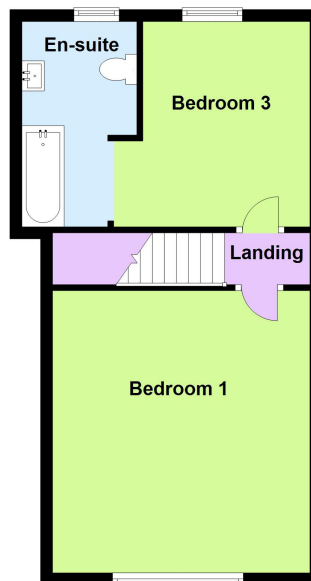
Ground Floor

Approx. 85.6 sq. metres (921.4 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.0 sq. feet)



Total area: approx. 126.5 sq. metres (1361.4 sq. feet)



DIRECTIONS From our office proceed out of Hythe via New Road, turning right just before the left hand bend into Atheling Road and the property will be found approx. half way along on the right hand side, indicated by our For Sale board.

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