



33 Sycamore Road, Hythe SO45 5EH

£219,950

paul jeffreys



33 Sycamore Road, Hythe

A 2 BEDROOM GROUND FLOOR MAISONETTE IN TUCKED AWAY POSITION

Gas central heating, UPVC double glazing, garage in block.

ACCOMMODATION

Entrance lobby, entrance hall, lounge, kitchen/breakfast room,
2 double bedrooms, bathroom

ENTRANCE LOBBY Front door with glass brick wall to side, tiled floor,
further glazed door to:

ENTRANCE HALL Storage cupboard, airing cupboard with lagged tank &
immersion, radiator with cover.

LOUNGE c.4.41m x 3.76m (14'5" x 12'4"). Front & side aspect windows,
two double radiators, fireplace with stone surround.

KITCHEN/BREAKFAST ROOM c.2.87m x 2.64m (9'5" x 8'8"). Comprising
acrylic single drainer sink unit with cupboard below and space for fridge,
range of base units with cupboards & drawers with worktops above and
tiled splashbacks, range of wall cupboards, gas/electric cooker point,
radiator, space for table, larder with space & plumbing for automatic
washing machine, rear aspect window.

BEDROOM 1 c.3.95m x 3.13m (12'11" x 10'3"). Rear aspect window
with small side aspect window, radiator, built in double wardrobe.

BEDROOM 2 c.3.75m x 2.89m (12'3" x 9'5"). Front aspect window,
radiator.

BATHROOM Refitted with white suite with P shaped bath with curved
shower screen and 'Aquatronic' shower, wash hand basin in vanity unit
with tiled surround, WC with concealed cistern with tiled surround,
radiator, rear aspect window.

OUTSIDE

FRONT GARDEN: Laid to lawn with some shrubs, pedestrian access
leading to the GARAGE situated in adjoining block. **REAR GARDEN:**
Steps leading up to lawned area, small rockery area, outside tap. There
is access to the front of the property to the opposite side of the property.
Brick built shed, which houses 'Worcester' gas fired boiler, open bin store.

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

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 63.8 sq. metres (686 sq. feet) approx.

TENURE The Agents are advised this property is LEASEHOLD on the
residue of a 999 year lease from 24th June 1960. We understand that
there is a Ground Rent of £10 per annum payable.

DIRECTIONS Leave Hythe via Mousehole Lane turning right into
Southampton Road and immediately left into Hollybank Crescent. Take
3rd turning left into Ferry Road and continue to the junction with Dale
Road, turning right into Dale Road. After some way turn left into Lanehays
Road and 1st right into Sycamore Road and the property will be found up
on the left hand side set back along a walkway.

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.

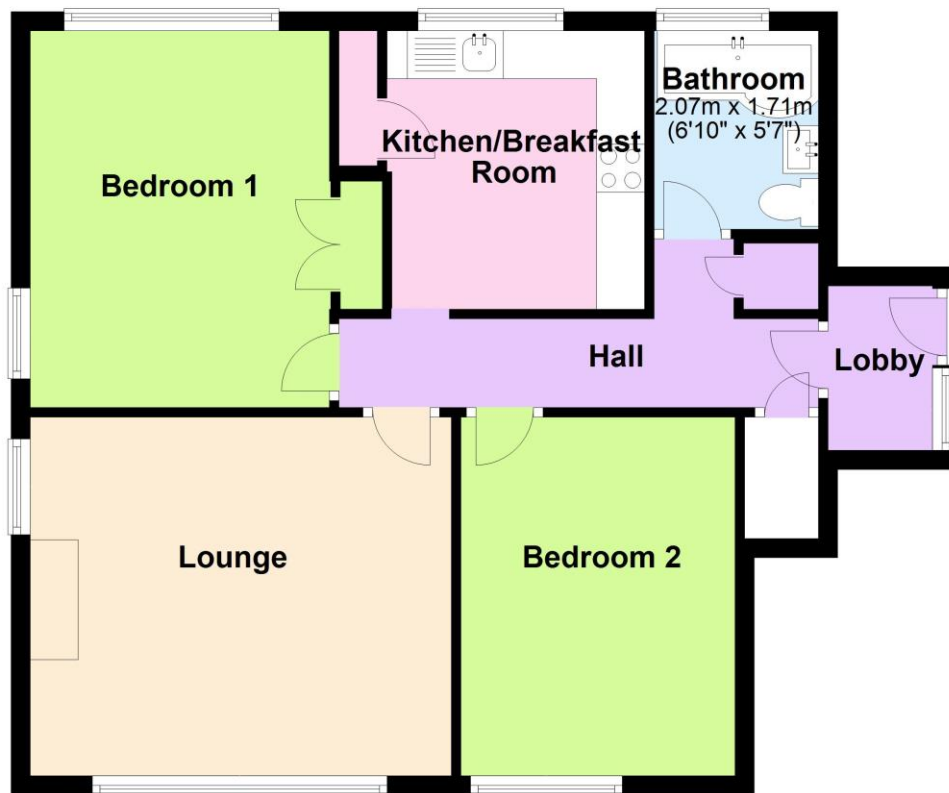
NOTE FLOOR PLAN IS FOR GUIDANCE ONLY

VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

PMD/HC/03.24



Ground Floor



Total area: approx. 63.8 sq. metres (686.8 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

pauljeffreys.co.uk

zoopla.co.uk

rightmove.co.uk
The UK's number one property website

paul jeffreys

Sales | lettings | land

Open 7 Days

Paul Jeffreys Estate Agents

@pauljeffreys92