



10 Langdown Road, Hythe SO45 6EH

£345,000

paul jeffreys



10 Langdown Road, Hythe

A MUCH IMPROVED AND EXTENDED THREE BEDROOM END OF TERRACED HOUSE WITH OFF ROAD PARKING AND CAR PORT.

Refitted kitchen, conservatory, cloakroom, utility room, recently installed double glazing, gas central heating, corner plot.

ACCOMMODATION

Entrance hall, cloakroom, utility room, inner hall, lounge, dining room, sun lounge, kitchen, breakfast area, three bedrooms, bathroom.

ENTRANCE HALL Composite front door with two full height glazed side panels, wood effect tiled floor, radiator, coat recess, door way to inner hall and open access to

UTILITY ROOM c.2.41m x 2.01m (7'11" x 6'7"). New refitted with single drainer stainless steel sink unit, range of base units with cupboards and drawers with worktops above, space and plumbing for automatic washing machine and further space for appliance, range of wall cupboards, recess downlighters, two front and one side aspect windows.

INNER HALL Part wood clad walls, side aspect window, radiator, staircase.

LOUNGE c.4.25m x 3.19m (13'11" x 10'6"). Vertical radiator, glazed double doors with one glazed side panel leading to sun lounge.

DINING ROOM c.3.44m x 3.44m (11'3" x 11'3"). Two side aspect windows, radiator with cover.

KITCHEN Comprising enamel one and half bowl single drainer sink unit with cupboard below and integrated 'Beko' dishwasher,

range of base units with cupboards and drawers with worktops above and tiled splashbacks, space for fridge and freezer, shelving unit, range of wall cupboards, recess downlighters, wood laminate flooring, front aspect window, arch leading to:

BREAKFAST AREA Double radiator, wood laminate flooring, cupboard with one housing 'Vaillant' gas fired boiler, open access to:

SUN LOUNGE c.3.32m x 2.41m (10'11" x 7'11"). Fully glazed to two sides with glazed double doors leading to rear garden, solid roof with Velux roof light, recess downlighters, vertical radiator.

LANDING Front aspect window, hatch to loft space.

BEDROOM 1 c.4.29m x 3.16m (14'1" x 10'4"). Two rear aspect windows, radiator.

BEDROOM 2 c.3.50m x 3.47m (11'6" x 11'5"). Two side aspect windows, double radiator.

BEDROOM 3 c.3.30m x 2.17m (10'10" x 7'1"). Rear aspect window, radiator.

BATHROOM White suite with three full tiled walls comprising panelled bath with fully tiled surround with plumbed in shower, pedestal wash hand basin, WC, radiator, recess downlighters, side aspect window.



OUTSIDE

FRONT GARDEN Bordered by wooden fencing, large lawned area, driveway leading to car port giving parking for 3 vehicles, outside tap, timber shed, potential side access to:

REAR GARDEN Which is of triangular shape with paved patio, lawned area.

COUNCIL TAX BAND 'C' – payable 2024/25 - £1,982.87

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 111.2 sq. metres (1196 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 From our office proceed via New Road and after going round the right hand bend take the first turning on the left hand side into Langdown Road and the property will be found a short way along on the right hand side on the corner, indicated by our For Sale board.

VIEWING STRICTLY BY APPOINTMENT

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

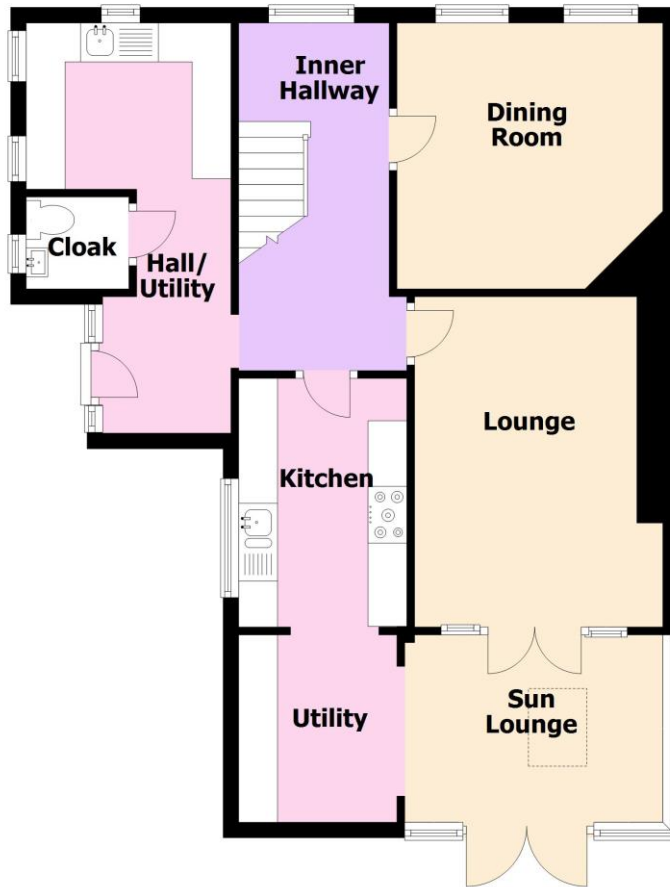
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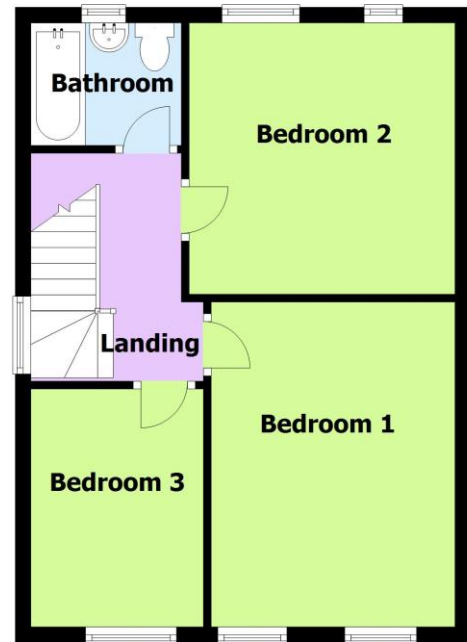
Ground Floor

Approx. 68.8 sq. metres (740.2 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.8 sq. feet)



Total area: approx. 111.2 sq. metres (1197.0 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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