



18 Shore Road, Hythe SO45 6DD

£329,950

paul jeffreys



18 Shore Rod, Hythe

A MODERN 2 BEDROOM END OF TERRACE HOUSE, SITUATED A STONE'S THROW FROM VILLAGE CENTRE & WATERFRONT
Gas central heating, double glazing, conservatory, ground floor cloakroom. NO CHAIN.

KITCHEN c.3.33m x 3.03m (10'11" x 9'11"). Range of modern wood effect units comprising single drainer stainless sink unit with integrated 'Bosch' dishwasher & cupboard below, range of base units with cupboards & drawers with worktops above & tiled splashbacks, range of wall cupboards. Worktop with space below for fridge & freezer, wood laminate flooring, 'Bosch' ceramic electric hob with extractor hood above and 'Bosch' electric double oven below, radiator, front aspect window, front door and door to:

LOUNGE/DINER c.5.87m x 3.33m (19'3" x 10'11"). Double radiator, wood laminate flooring, staircase with open space below, side aspect window & window to conservatory, glazed double doors leading to:

CONSERVATORY c.4.40m x 2.05m (14'5" x 6'8"). Part glazed with glazed double doors leading to rear garden, double radiator, tiled floor, worktop with space & plumbing for automatic washing machine and small cupboard, door to:

CLOAKROOM White suite comprising WC, wash hand basin with cupboard below, radiator.

LANDING Storage cupboard, hatch to loft space.

BEDROOM 1 c.4.27m x 3.02m (14' x 9'11"). Front aspect window, radiator, built in cupboard.

BEDROOM 2 c.4.27m x 2.99m (14' x 9'9"). Rear & side aspect windows, radiator, built in cupboard.

SHOWER ROOM White suite comprising fully tiled shower cubicle with plumbed in shower, pedestal wash hand basin, WC, radiator & heated towel rail, tiled floor, shaver socket, part tiled walls, rear aspect window.

OUTSIDE FRONT: Bordered by brick wall with double wrought iron gates giving access to tarmac drive. The front garden itself is mainly laid with shingle. **REAR:** Small patio, lawned area, flower & shrub beds, raised planters, outside tap, timber shed.

COUNCIL TAX BAND 'B' - payable 2024/25 - £1,735.01.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 77.4 sq. metres (833 sq. feet) approx.

TENURE The Agents are advised this property is FREEHOLD. The title to the property is defective in that part of the property is a flying and/or creeping freehold and there are no adequate provisions in the title deeds to the property in respect of the necessary rights of support protection and entry for repair or an enforceable scheme of covenants to enforce subsequent purchasers of the property and the adjoining dwellings contiguous with the property to enter into support repair and maintenance covenants of identical form or to regulate the insured's liability in respect of the maintenance and repair of any structure supporting the said flying freehold and/or creeping freehold.



AGENT'SNOTE 1 The property is of timber frame construction with facing brickwork with render. Furthermore, the driveway has a pedestrian right of way for the adjoining properties. No. 16 has a 'flying freehold' as this extends over the driveway.

AGENT'S NOTE 2 Shore Road does flood from time to time, we are however, informed that the property has never flooded.

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 walk via St Johns Street past Lidl, bear left into Shore Road and the property will be found a short way along on the right hand side, indicated by our For Sae board.

VIEWING STRICTLY BY APPOINTMENT

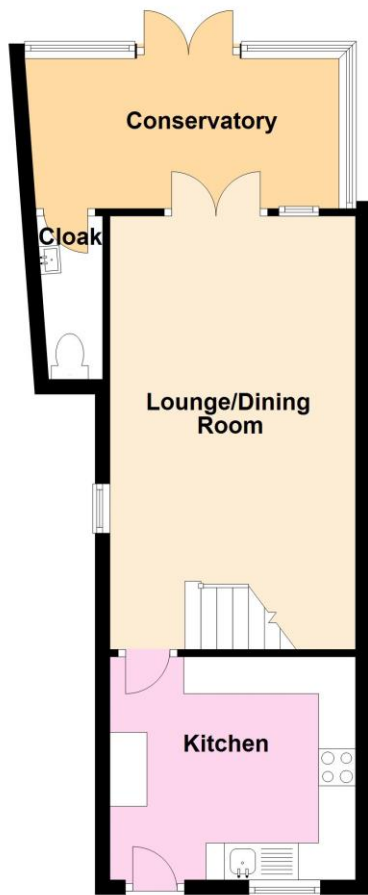
OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

PMD/HC/04.24

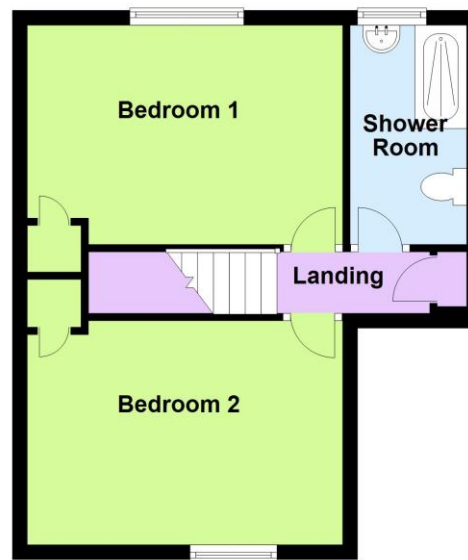




Ground Floor



First Floor



Total area: approx. 77.4 sq. metres (833.0 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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