



31 Sycamore Road, Hythe SO45 5EH

£214,950

paul jeffreys



31 Sycamore Road, Hythe

A FIRST FLOOR MAISONETTE WITH LARGE GARDEN
Gas central heating, double glazing, garage in block

ACCOMMODATION

Entrance porch, landing, lounge, kitchen,
2 bedrooms, bathroom

ENTRANCE PORCH Wooden front door, storage cupboard, stairs leading to:

LANDING Radiator, hatch to loft space, side aspect window.

LOUNGE c.4.37m x 3.81m (14'4" x 12'6"). Fireplace with surround, radiator, telephone point, front & Side aspect windows.

KITCHEN c.2.90m x 2.62m (9'6" x 8'7"). Range of base units with cupboards & drawers, space for appliances, worktops, stainless steel sink unit, tiled splashbacks, wall cupboards, pantry cupboard, rear aspect window.

BEDROOM 1 c.3.96m x 3.13m (13' x 10'3"). Built-in wardrobe, radiator, front & side aspect windows.

BEDROOM 2 c.3.66m x 2.87m (12' x 9'5"). Radiator, overstairs cupboard, front aspect window.

BATHROOM WC, pedestal wash hand basin, panelled bath with plumbed in shower over, radiator, heated towel rail, rear aspect window.

OUTSIDE REAR Outside storage cupboard, laid to lawn area with shrubs, mature shrubbery and trees.

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

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 69.2 sq. metres (744.8 sq. feet) approx.

TENURE The Agents are advised this property is LEASEHOLD on the residue of 999 year lease from 24th June 1960. We understand 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

MJD/HC/04.24





Total area: approx. 69.2 sq. metres (744.8 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.

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