



9 Whittington Close, Hythe SO45 5EZ

£182,500

paul jeffreys



9 Whittington Close, Hythe

A SPACIOUS GROUND FLOOR 2 BEDROOM MAISONETTE
Within short walk of Hythe village centre, gas central heating,
'Worcester' combination boiler, garden, garage in block

ACCOMMODATION

Entrance hall, lounge, kitchen,
2 double bedrooms, bathroom

ENTRANCE PORCH UPVC glazed front door with glazed side panel, wooden glazed door to:

ENTRANCE HALL Radiator, two storage cupboards, door to:

LOUNGE c.4.45m x 3.76m (14'7" x 12'4"). Radiator, electric fire with surround, TV point, front aspect window.

KITCHEN c.3.38m x 2.95m (11'1" x 9'8"). Range of base units with cupboards & drawers, space for appliances, electric hob with extractor fan over, worktops, tiled splashbacks, 1.5 bowl stainless steel sink unit, range of wall cupboards, rear aspect window.

BEDROOM 1 c.3.91m x 3.13m (12'10" x 10'3"). Radiator, built in wardrobes, TV point, UPVC windows & door to rear.

BEDROOM 2 c.3.79m x 2.77m (12'5" x 9'1"). Radiator, TV point, front aspect window.

BATHROOM WC with concealed cistern, wash hand basin, panelled bath with plumbed in shower over with glass door, part tiled walls, chrome heated towel rail, rear aspect window.

OUTSIDE FRONT: Shingled area, bin store, outside storage cupboard housing 'Worcester' combination boiler. REAR: Easy maintenance garden with patio area, garden shed, mature shrubbery, garden tap.

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

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 62.4 sq. metres (672 sq. feet) approx.

TENURE The Agents are advised this property is LEASEHOLD with the residue of a 99 year lease commencing September 1965. We understand there is a £15 per annum ground rent charge.

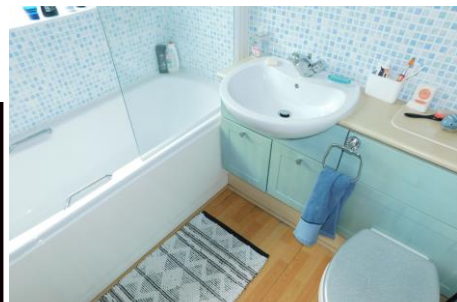
DIRECTIONS Leave Hythe via Mousehole Lane, turning right into Southampton Road and immediately left into Hollybank Crescent. Take 2nd left into Fairview Drive and Whittington Close will be found as the 1st turning on the right, with the property located just in on the left hand side.

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

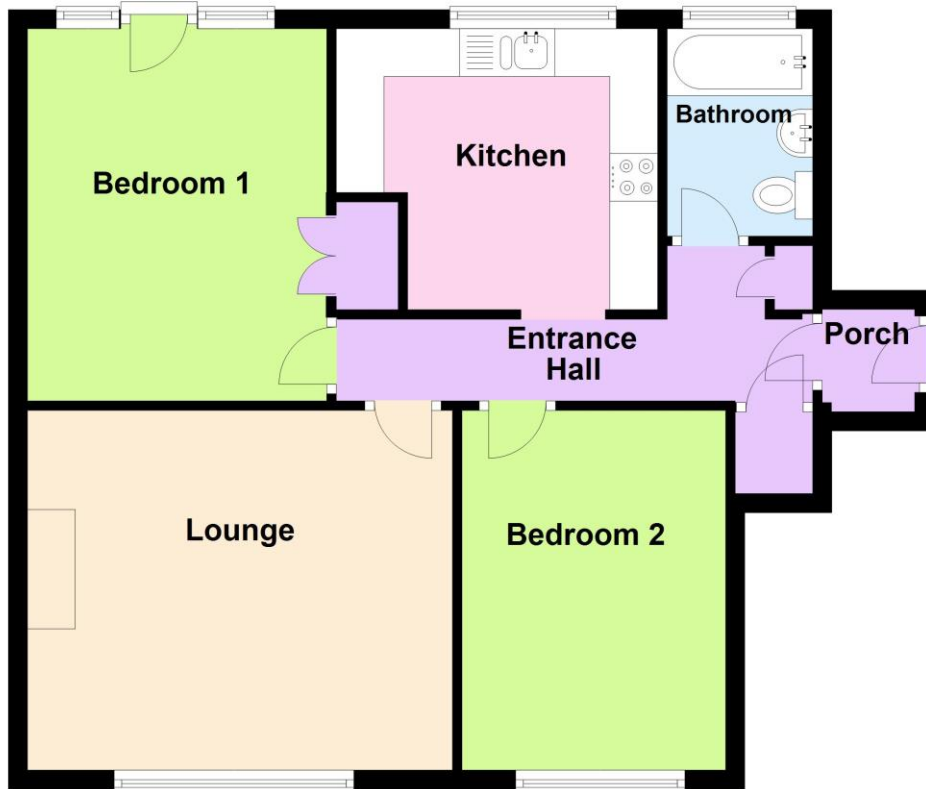
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

MJD/HC/04.24



Ground Floor

Approx. 62.4 sq. metres (672.0 sq. feet)



Total area: approx. 62.4 sq. metres (672.0 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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