



33 Sycamore Road, Hythe SO45 5EH

£209,950

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 2024/25 - £1,735.01.

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 24<sup>th</sup> 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 3<sup>rd</sup> 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 1<sup>st</sup> 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.

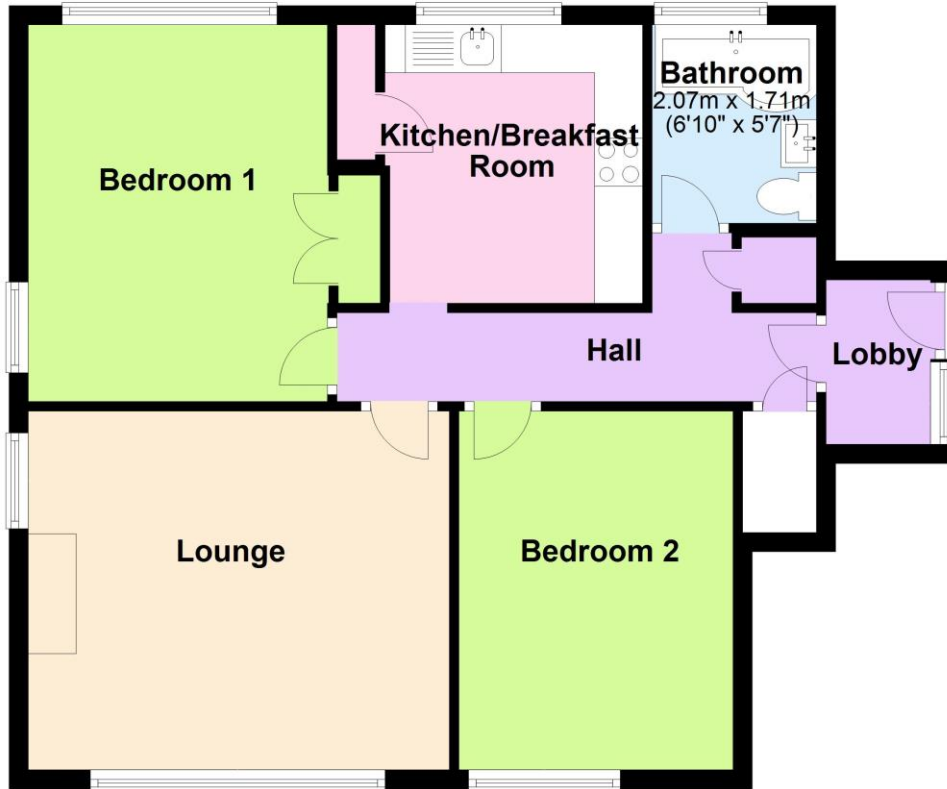
**NOTE** FLOOR PLAN IS FOR GUIDANCE ONLY

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](mailto:sales@pauljeffreys.co.uk)

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**Open 7 Days**

 Paul Jeffreys Estate Agents

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