



19 Haven Court, Hythe SO45 5DA

£295,000

paul jeffreys



## 19 Haven Court, Hythe

A MODERN 2 BED FIRST FLOOR RETIREMENT APARTMENT.  
Electric underfloor heating, double glazing, communal lounge  
and laundry room, well maintained communal garden.  
NO CHAIN.

### ACCOMMODATION

Entrance hall, lounge/diner, kitchen, 2 bedrooms, shower room,  
ensuite.

**ENTRANCE HALL** Wooden front door, door to cupboard housing  
hot water tank, pull chord system, wooden glazed door to:

**LOUNGE/DINER** c.7.16m x 3.48m narrowing to 2.29m (23'6" x  
11'5" narrowing to 7'6"). Electric fire with surround, TV socket,  
glazed UPVC door with Juliet balcony, sliding door to:

**KITCHEN** c.2.26m x 2.21m (7'5" x 7'3"). Range of base units  
with cupboards and drawers, built in fridge freezer, electric  
'Hotpoint' hob with stainless steel extractor fan over, built in  
'Neff' oven, stainless steel sink unit, worktops, tiled splashbacks,  
range of wall cupboards, tiled flooring, rear UPVC glazed window  
to the rear.

**BEDROOM 1** c.3.86m x 2.97m (12'8" x 9'9"). Walk in closet with  
hanging space and shelves, telephone point, UPVC window to  
rear. Door to:

**ENSUITE** Large walk in shower cubicle with plumbed in shower  
over, WC, wash hand basin in vanity unit, fully tiled walls,  
extractor fan, medicine cabinet, chrome heated towel rail.

**BEDROOM 2** c.3.23m x 3.05m (10'7" x 10'). Rear aspect window.

**SHOWER ROOM** WC, pedestal wash hand basin, walk in shower  
with glazed door with plumbed in shower over, extractor fan, fully  
tiled walls.

**OUTSIDE** Very attractive communal gardens, including large patio  
area, lawned area, well stocked flower and shrub beds, limited  
parking.



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

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 74.4 sq. metres (801.1 sq. feet) approx.

TENURE The agents are advised this property is LEASEHOLD, held on a residue of 125 years from the 1<sup>st</sup> June 2013. The ground rent is £495 per annum (payable half yearly), the service charge including water and buildings insurance is £3,588.60 per annum (paid monthly). These charges will increase on 1<sup>st</sup> April 2024.

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 Leave Hythe via Prospect Place turning left at the mini roundabout into Jones Lane. Continue almost until the end of the road and before the main turning into Southampton Road turn left at the Shell garage and Haven Court will be found on the left hand side.

VIEWING STRICTLY BY APPOINTMENT

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

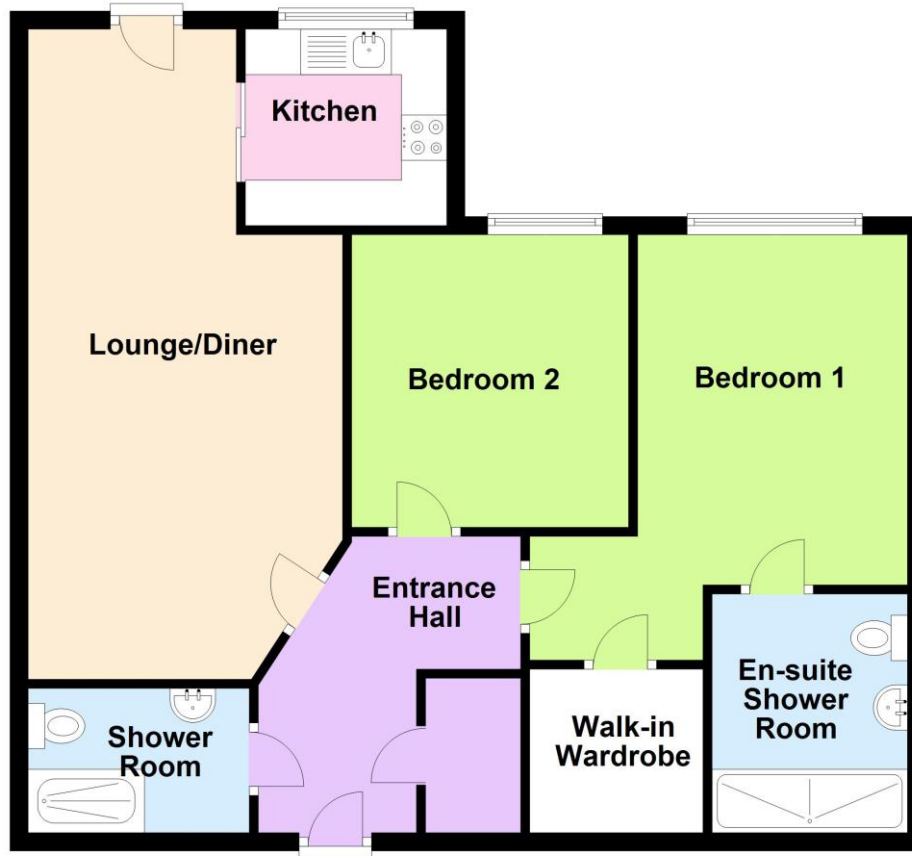
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## Ground Floor



Total area: approx. 74.4 sq. metres (801.1 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

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