



3 Waterside Square, Hythe SO45 6AZ

£375,000

paul jeffreys



3 Waterside Square, Hythe

A MODERNISED 3 BED DETACHED BUNGALOW WITHIN A SHORT WALK OF HYTHE VILLAGE CENTRE

Gas central heating, double glazing,
garage with electric up-and-over door

ACCOMMODATION

Entrance porch, kitchen, lounge/diner, 3 bedrooms, bathroom

ENTRANCE PORCH UPVC glazed front door, side aspect window, UPVC glazed door to:

KITCHEN c.4.14m x 3.34m (13'7" x 11'). Range of base units with cupboards and drawers, 'Bosch' automatic washing machine, 'Kenwood' slimline dishwasher, gas hob with stainless steel extractor fan over, 1.5 bowl sink unit, worktops, tiled splashbacks, range of wall cupboards, 'Hotpoint' fridge/freezer, built in 'Zanussi' oven and microwave, recessed downlighters, front aspect window, door to:

LOUNGE/DINER c.6.61m x 4.63m (21'8" x 15'2" incl. part wall divide). Three radiators, TV point, telephone point, fireplace, storage cupboard, side aspect window, sliding doors to rear.

INNER HALL Hatch to loft space, door to:

BEDROOM 1 c.3.94m x 3.50m (12'11" x 11'6"). Radiator, built in cupboard, built in wardrobes, rear aspect window.

BEDROOM 2 c.3.37m x 2.92m (11'1" x 9'7"). Radiator, built in wardrobes, front aspect window.

BEDROOM 3 c.2.55m x 2.21m (8'4" x 7'3"). Radiator, cupboard, front aspect window.

SHOWER ROOM WC, wash hand basin in vanity unit, shower cubicle with glazed panel and plumbed in shower over, fully tiled walls, chrome heated towel rail, radiator, extractor fan, side aspect window.

OUTSIDE

FRONT: Mature shrubbery, access to garage with electric up-and-over door.

REAR: South facing aspect, patio area, mature shrubbery, shingle area, garden tap, side door to garage with power and light.



COUNCIL TAX BAND 'D' – payable 2024/25 - £2,230.73.

EPC RATING 'C'

GROSS SQUARE MEASUREMENTS 81.4 sq. metres (876.5 sq. feet) approx.

TENURE The agents are advised this property is FREEHOLD.

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 and at the mini roundabout take 2nd exit into West Street, bearing left (still West Street). Follow for a short while and take the 2nd right into Waterside, follow to the end and turn left into Waterside Square, where the property will be found directly in front of you.

VIEWING STRICTLY BY APPOINTMENT

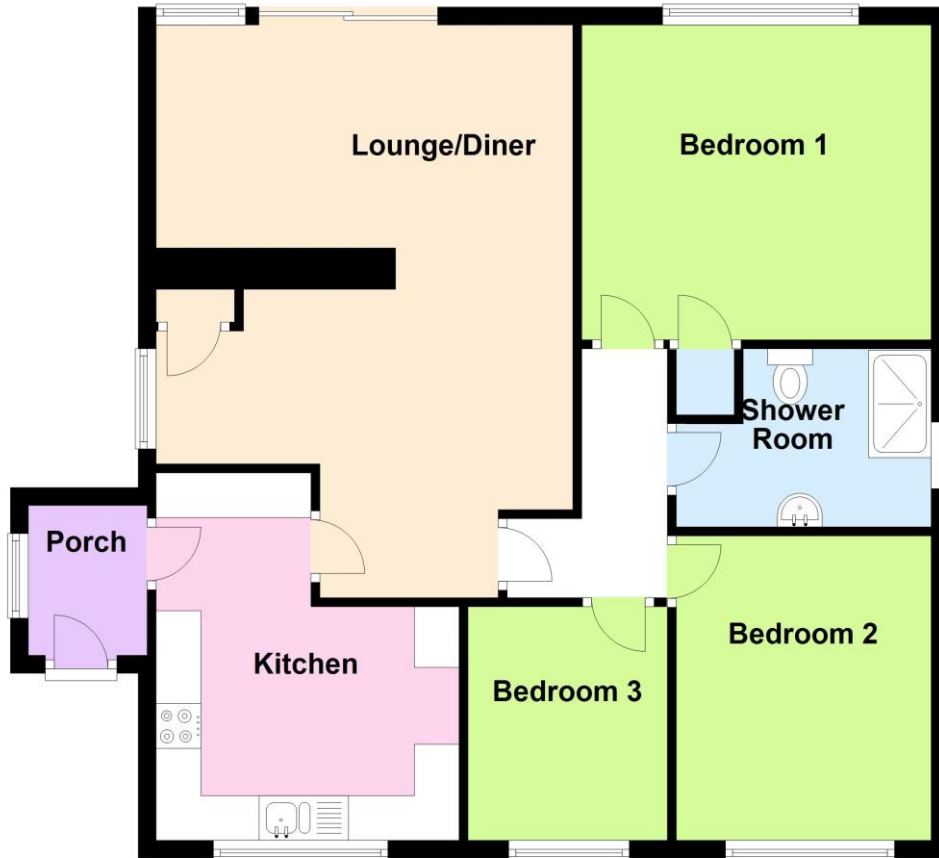
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| OPEN | Weekdays | 9.00am – 5.00pm |
| | Saturday | 9.00am – 4.00pm |
| | Sunday | 10.00am – 3.00pm |

MJD/HC/05.24





Ground Floor



Total area: approx. 81.4 sq. metres (876.5 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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