



31 Hubert Lodge, 2 South Street, Hythe SO45 6GS

£309,950

paul jeffreys



31 Hubert Lodge, 2 South Street, Hythe

A SPACIOUS 2 BED 2ND FLOOR APARTMENT WITHIN CENTRAL HYTHE WITH A SHORT WALK OF LOCAL SHOPS, POST OFFICE & DOCTORS

Ground source heat pump heating system, double glazing, communal lounge. NO CHAIN.

ACCOMMODATION

Entrance hall, lounge, kitchen, 2 bedrooms, shower room

ENTRANCE HALL Electric heater, door to:

LOUNGE c.5.49m x 3.41m (18' x 11'2"). Telephone & TV point, electric heater, door to large storage cupboard housing meters, door to:

KITCHEN c.2.36m x 2.21m (7'9" x 7'3"). Range of base units with cupboards and drawers, 'Zanussi' oven and electric hob with stainless steel extract hood over, 'Zanussi' washer-dryer, worktops, stainless steel sink unit, tiled splashbacks, range of wall cupboards, front aspect window.

BEDROOM 1 c.5.39m x 2.90m (17'8" x 9'6"). Electric heater, door to walk-in wardrobe cupboard with shelves and hanging space, front aspect window.

BEDROOM 2 c.4.06m x 3.10m narrowing to 2.80m (13'4" x 10'2" narrowing to 9'2"). Electric heater, built in wardrobe with sliding doors, front aspect window.

SHOWER ROOM WC with concealed cistern, wash hand basin vanity unit, corner shower cubicle with plumbed in shower over, chrome heated towel rail, medicine cabinet, extractor fan.

OUTSIDE Beautifully landscaped communal gardens.

COUNCIL TAX BAND 'C' - payable 2024/25 - £1,982.87.

EPC RATING 'B'.

GROSS SQUARE MEASUREMENTS 68.2 sq. metres (734.6 sq. feet) approx.

TENURE The Agents are advised this property is LEASEHOLD on the residue of 999 year lease commencing December 2020. Service charge ending November 2023 is £ per annum, ground rent is £ per annum (to be confirmed.)

DIRECTIONS From our office walk up to St Johns Street, continuing past Lidle and Hubert Lodge will be found on the right 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

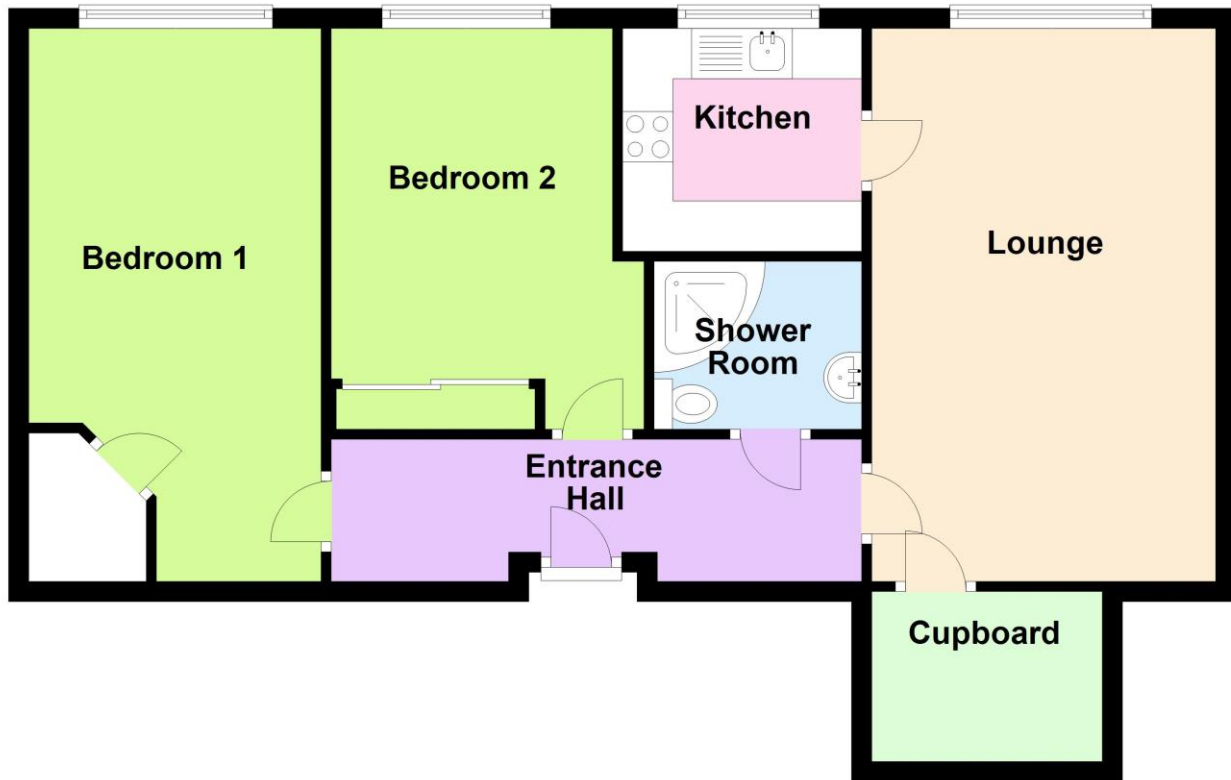
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

MJD/HC/07.24



Second Floor

Approx. 68.2 sq. metres (734.6 sq. feet)



Total area: approx. 68.2 sq. metres (734.6 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

pauljeffreys.co.uk

Zoopa.co.uk

rightmove.co.uk
The UK's number one property website

paul jeffreys

Sales | lettings | land

Open 7 Days

 Paul Jeffreys Estate Agents

 @pauljeffreys92