



100 Langdown Road, Hythe SO45 6EQ

£319,950

paul jeffreys



A 3 BED SEMI-DETACHED HOUSE IN POPULAR LOCATION OF HYTHE, WITH LARGE GARDEN
Gas central heating, double glazing, driveway.
NO CHAIN.

ACCOMMODATION

Entrance hall, lounge, dining room, kitchen, cloakroom,
3 bedrooms, wet room.

ENTRANCE HALL UPVC glazed front door, door to:

LOUNGE c.4.88m x 3.15m (16' x 10'4"). Radiator, gas fire and surround, telephone point, front aspect window, double doors to rear, door to:

KITCHEN c.4.37m x 2.84m (14'4" x 9'4"). Range of base units with cupboards and drawers, space for automatic washing machine and cooker, worktops, 1.5 bowl stainless steel sink unit, tiled splashbacks, range of wall cupboards, 'Baxi' gas boiler, three rear aspect windows, wooden glazed door to:

SIDE ACCESS AREA Front UPVC door leading to rear glazed UPVC door, storage space, door to:

CLOAKROOM WC, rear aspect window.

DINING ROOM c.3.35m x 3.35m (11' x 11'). Radiator, front aspect window.

LANDING Hatch to loft space, door to:

BEDROOM 1 c.4.40m narrowing to 3.45m x 3.20m narrowing to 2.34m (14'5" narrowing to 11'4" x 10'6" narrowing to 7'8"). Radiator, overstairs cupboard, front and rear aspect window.

BEDROOM 2 c.3.35m x 3.35m (11' x 11'). Radiator, built in wardrobes and airing cupboard with hot water tank, overstairs cupboard, front aspect window.

BEDROOM 3 c.2.84m x 2.34m (9'4" x 7'8"). Radiator, side aspect window.

WET ROOM WC, pedestal wash hand basin, 'Mira' electric shower, fully tiled walls, extractor fan, side aspect window.

OUTSIDE

FRONT GARDEN Driveway with parking for 2/3 cars, door to side access area.

REAR GARDEN Large rear garden c.87' x 43', mainly laid to lawn with mature shrubbery, patio area, garden shed, garden tap.



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

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 101.2 sq. metres (1,089.1 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 New Road and after going round the right hand bend, take 1st turning left into Langdown Road. Take 1st right, still Langdown Road, follow for a short while and take 3rd left into the Langdown Road cul-de-sac and the property will be found on the corner on the left hand side around half way up.

VIEWING STRICTLY BY APPOINTMENT

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

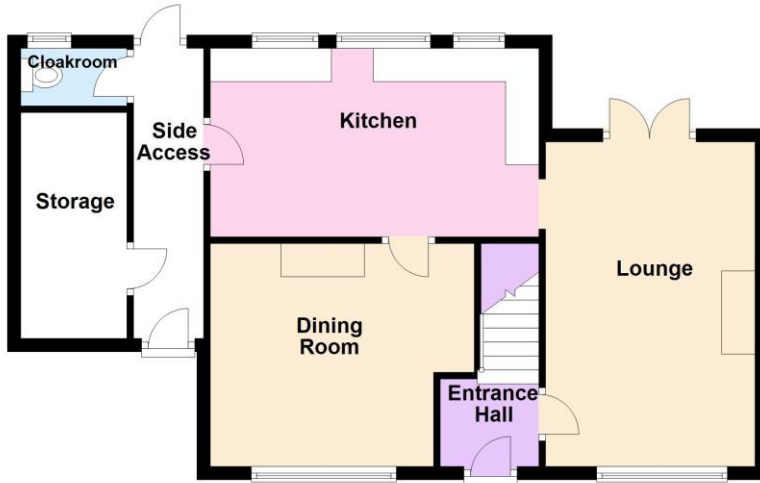
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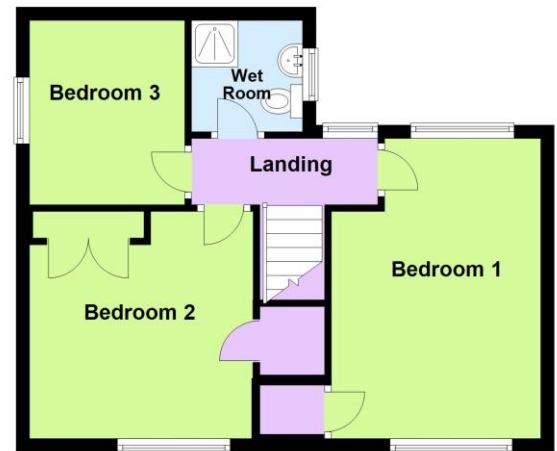
Ground Floor

Approx. 59.3 sq. metres (637.9 sq. feet)



First Floor

Approx. 41.9 sq. metres (451.2 sq. feet)



Total area: approx. 101.2 sq. metres (1089.1 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.

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023 8084 8555

sales@pauljeffreys.co.uk

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