



305 Frost Lane, Hythe SO45 3NB

£375,000

paul jeffreys



A SPACIOUS 3 BED DETACHED BUNGALOW WITHIN A SHORT WALK OF WATERFRONT.

Gas central heating, double glazing, newly installed oak veneer doors throughout, engineered wood flooring in most rooms, detached garage with parking to rear.

ACCOMMODATION

Kitchen/dining room, lounge, 3 bedrooms, shower room.

KITCHEN/DINING ROOM c.7.32m x 3.08m narrowing to 2.07m (24' x 10'1" narrowing to 6'9"). Part glazed composite front door, range of base units with cupboards and drawers, worktops with tiled splashbacks, stainless steel sink unit, 'Zanussi' recently installed gas hob with stainless extractor fan over, 'Hotpoint' oven and grill, range of wall cupboards, built in cupboards, 'Worcester' gas boiler, space for dining table, 2 radiators, front and 2 side aspect windows.

LOUNGE c.5.19m x 3.42m (17'11" x 11'2"). Fireplace with wooden surround with marble effect hearth and electric fire, radiator, TV point, engineered wood flooring, front bay window.

INNER HALL Hatch to loft space, radiator, smooth plastered ceiling, airing cupboard with lagged tag and immersion and thermostat control, door to:

BEDROOM 1 c.4.71m x 3.29m (15'5" x 10'9"). Range of built in wardrobes and cupboards and bedside tables, radiator, rear aspect window and glazed door to rear garden.

BEDROOM 2 c.3.55m x 3.49m (11'8" x 11'6"). Built in drawer unit, radiator, telephone point, rear aspect window and UPVC glazed door to rear.

BEDROOM 3 c.3.04m x 2.34m (9'11" x 7'8"). Radiator, side aspect window.

SHOWER ROOM WC with concealed cistern, wash hand basin in vanity unit, shower cubicle with glazed door with plumbed in shower over, fully tiled walls, recess downlighters, side aspect window.

OUTSIDE

FRONT Gated access to front with mature shrubbery, mainly laid to shingle with block paved pathway leading to:
REAR Easy maintenance garden with large patio and shingle area, shrub bed with mature shrubbery, garden shed, gated access to tarmac area with parking for one vehicle, garage.



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

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 90.1 sq. metres (970.2 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.

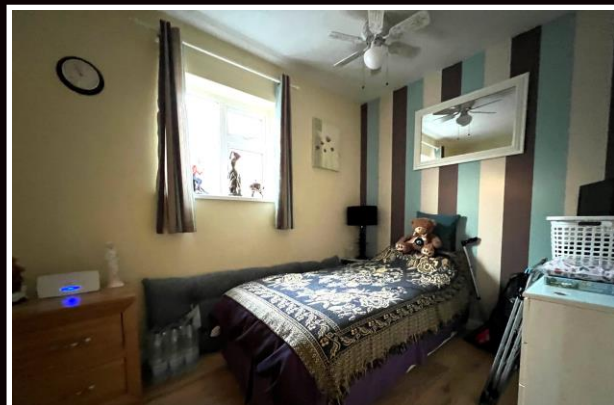
NOTE FLOOR PLAN IS FOR GUIDANCE ONLY.

DIRECTIONS Leave the centre of Hythe via St Johns street, turning left into Shore Road. Follow Shore Road along, going over the railway crossing into Frost Lane and after passing the first turning on the right hand side, pull into the layby and the property will be found on the right hand side.

VIEWING STRICTLY BY APPOINTMENT

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

MJD/SW/01.25





Ground Floor
Approx. 90.1 sq. metres (970.2 sq. feet)



Total area: approx. 90.1 sq. metres (970.2 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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