



52 Hotspur Close, Hythe SO45 6DP

£225,000

paul jeffreys





## 52 Hotspur Close, Hythe

### A FIRST FLOOR 2 BEDROOM MAISONETTE IN POPULAR AREA OF HYTHE, WITHIN SHORT WALK OF HYTHE VILLAGE CENTRE

Gas central heating, double glazing, spacious long garden

#### ACCOMMODATION

Entrance hall, landing, lounge, kitchen, 2 bedrooms, bathroom

**ENTRANCE HALL** UPVC glazed front door, storage cupboard to rear, open alcove for coats, stairs leading to:

**LANDING** Radiator, hatch to loft space with ladder and boarding, side aspect window, door to:

**LOUNGE** c.4.37m x 3.76m (14'4" x 12'4"). Electric fire with surround, radiator, TV point, front aspect window.

**KITCHEN** c.2.84m x 2.74m (9'4" x 9'). Range of base units with cupboards and drawers with spaces for appliances, worktops, stainless steel 1.5 bowl sink unit, tiled splashbacks, range of wall cupboards, recessed downlighters, good sized pantry, rear aspect window.

**BEDROOM 1** c.3.96m x 3.13m (13' x 10'3"). Radiator, built in wardrobes, rear aspect window.

**BEDROOM 2** c.3.76m x 2.97m (12'4" x 9'9"). Radiator, overstairs cupboard, front aspect window.

**BATHROOM** WC, pedestal wash hand basin, panelled bath with 'Mira' electric shower over, fully tiled walls, airing cupboard housing 'Vaillant' combination gas boiler, rear aspect window.

**OUTSIDE REAR:** Patio area, laid to lawn, further space to gate at rear behind garages. GARAGE IN BLOCK.

COUNCIL TAX BAND 'B' - payable 2025/26 - £1,821.03.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 72.3 sq. metres (777.9 sq. feet) approx.

**TENURE** The Agents are advised this property is LEASEHOLD with 100 years remaining. We understand there is a ground rent of £10 per annum payable.

**DIRECTIONS** From our office leave Hythe via Prospect Place, at the mini roundabout take 2<sup>nd</sup> exit into West Street, turn left (still West Street) follow around the bend and after a short way take 3<sup>rd</sup> left into West Hill Drive, at the T turn right into Hospur Close, following all the way to the end and the property will be found on the left 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/01.25



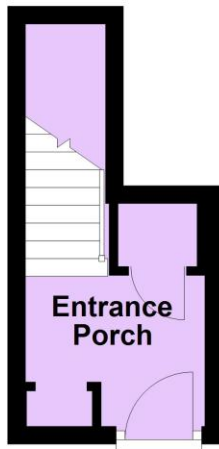
## First Floor

Approx. 65.4 sq. metres (703.7 sq. feet)



## Ground Floor

Approx. 6.9 sq. metres (74.2 sq. feet)



Total area: approx. 72.3 sq. metres (777.9 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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 Paul Jeffreys Estate Agents

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