



60 Davidson Close, Hythe, SO45 6JT

£317,500

paul jeffreys



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A SECOND FLOOR 2 BEDROOM APARTMENT WITH SOUTH FACING BALCONY WITH SUPERB DIRECT VIEWS OVER SOUTHAMPTON WATER AND BEYOND.

Gas central heating with replacement boiler, double glazed windows, a recently refitted bathroom and ensuite, 2 allocated parking spaces.
NO CHAIN.

ACCOMMODATION

Communal entrance hall, hall, open plan lounge/dining kitchen, 2 bedrooms, refitted ensuite shower room, refitted bathroom and ensuite.

COMMUNAL ENTRANCE HALL With security entry phone system, stairs to all floors.

ENTRANCE HALL Wood laminate flooring, radiator, entry phone, hatch to loft space, airing cupboard with lagged tank, heating stroke/water controls.

OPEN PLAN LOUNGE/DINING/KITCHEN c.5.31m x 4.27m (17'5" x 14'1" max measurement as room is 'L' shaped).

LOUNGE/DINING AREA Window with southerly aspect overlooking green and sliding patio door with the same aspect leading to the BALCONY with views over Southampton water. Wood laminate flooring, double radiator, extractor vent, open to KITCHEN AREA Comprising inset stainless steel single drainer one and half bowl sink unit with cupboards below, integrated 'Candy' washer/dryer, integrated 'Neff' dishwasher, integrated fridge and freezer, range of base units with cupboards and drawers with marble effect worktops above with concealed lighting over, range of wall cupboards, 'Neff' stainless steel hob with 'Neff' stainless steel extractor hood above and

'Indesit' electric oven below.

BEDROOM 1 c.4.13m x 2.74m (13'6" inc wardrobes min x 9'). Front aspect box bay window, radiator, range of full width built in wardrobes, one housing 'Worcester Greenstar' gas fired boiler, door to:

ENSUITE Refitted with white suite comprising WC, raised wash hand basin in vanity unit with marble effect top, large mirror, shower cubicle with plumbed in shower, heated towel rail, tiled floor, fully tiled walls, recess downlighters, extractor fan.

BEDROOM 2 c.4.27m x 2.74m (14'9" x 9'). Radiator, wood laminate flooring, sliding patio door leading to balcony with view over Southampton water.

BATHROOM Having been refitted with white suite and fully tiled walls, comprising panelled bath with plumbed in shower, WC, raised wash hand basin with cupboard below, heated towel rail, tiled floor, extractor fan, recess downlighters.

OUTSIDE There are two tandem allocated parking spaces.



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

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 70.2 sq. metres (755.8 sq. feet) approx.

TENURE The property is LEASEHOLD. There is an annual service/maintenance charge payable to Britannia Gate of £2176.10 and a ground rent payable to Shipyard Estates of £357 per annum.

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 and fork left into Shore Road and then first left into Scott Payne Drive and follow this to the 'T' turning left into Davidson Close and the property will be found close to the seafront on the right hand side overlooking the green.

VIEWING STRICTLY BY APPOINTMENT

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

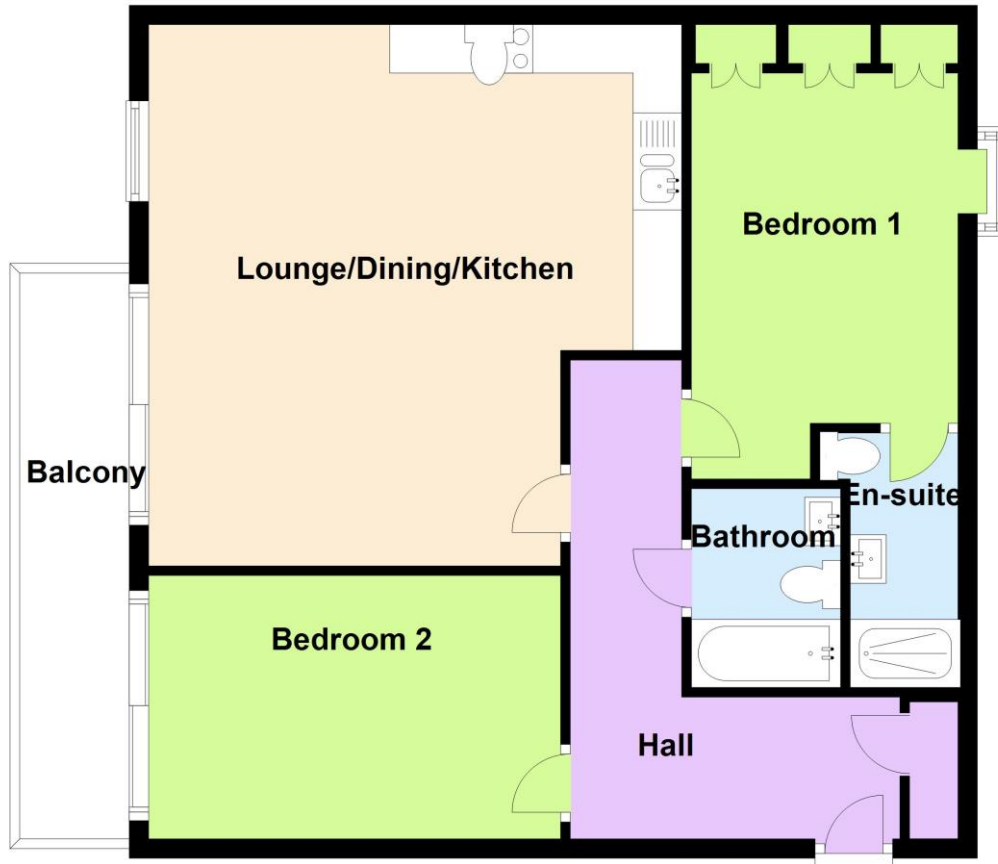
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Ground Floor

Approx. 70.2 sq. metres (755.8 sq. feet)



Total area: approx. 70.2 sq. metres (755.8 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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