



90 Beech Crescent, Hythe SO45 3QG

£249,950

paul jeffreys



## 90 Beech Crescent, Hythe

### AN EX-LOCAL AUTHORITY 3 BEDROOM MID-TERRACE HOUSE

With off-road parking for 2 cars, gas central heating, double glazed windows & doors

#### ACCOMMODATION

Entrance hall, lounge/diner, kitchen, 3 bedrooms, bathroom

**ENTRANCE HALL** Half glazed UPVC front door with glazed side panel, wood laminate flooring, stairs with open storage space below.

**LOUNGE/DINER** c.5.47m x 3.78m (17'11" x 12'4"). Rear aspect window and glazed double doors to rear garden, radiator, wood laminate flooring.

**KITCHEN** c.3.62m x 2.57m (11'10" x 11'8"). Comprising stainless steel single drainer 1.5 bowl sink unit with cupboards and drawers below with space and plumbing for automatic washing machine, base units with cupboards and drawers, with worktops above and tiled splashbacks, space for tumble dryer, range of wall cupboards including two glass-fronted display cupboards, tiled floor, space for fridge/freezer, 'Vaillant' gas fired boiler combination boiler, front aspect window and half glazed door to front of property.

**LANDING** Smooth plastered ceiling, hatch to loft space, cupboard.

**BEDROOM 1** c.3.73m x 3.28m (12'3" x 10'9"). Rear aspect window, radiator, double wardrobe recess, wood laminate flooring.

**BEDROOM 2** c.3.16m x 2.93m (10'4" x 9'7"). Front aspect window, built in single cupboard, radiator, wood laminate flooring.

**BEDROOM 3** c.2.74m x 2.11m (8'11" x 6'11"). Rear aspect window, radiator, wood laminate flooring.

**BATHROOM** White suite comprising panelled bath, wash hand basin with cupboard below, close coupled WC, fully tiled walls, extractor fan, chrome heated towel rail.

**OUTSIDE FRONT:** Fully paved with double width drive with parking for 2 vehicles. **REAR:** Brick store, new fence to left hand boundary, rear pedestrian access. The rear garden is of good size.

**COUNCIL TAX BAND 'B'** - payable 2024/25 - £1,735.01.

**EPC RATING 'C'.**

**GROSS SQUARE MEASUREMENTS** 81.4 sq. metres (874 sq. feet) approx.

**TENURE** The Agents are advised this property is FREEHOLD

**DIRECTIONS** Leave Hythe via New Road and Langdown Lawn forking left into Fawley Road just before Hythe Hospital. Continue along this road to the top of the hill, passing Butts Ash Lane and turning right. Proceed to the T turning right, follow round to the left and left once more into Beech Crescent 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

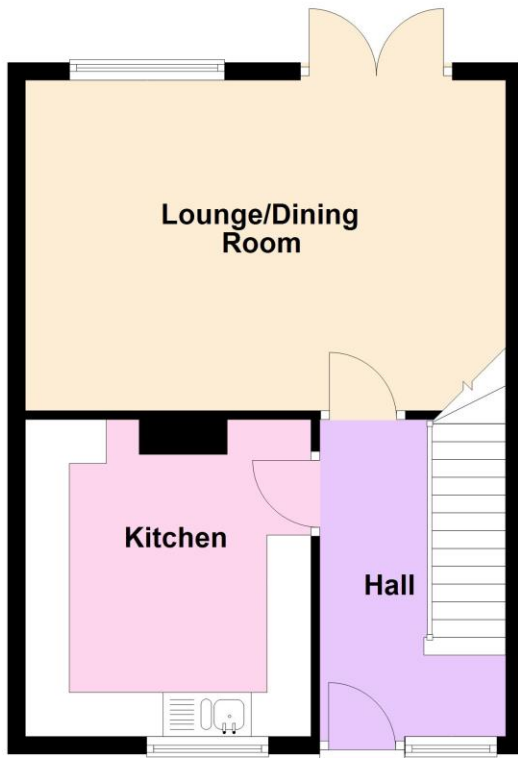
**VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK**

PMD/HC/02.25



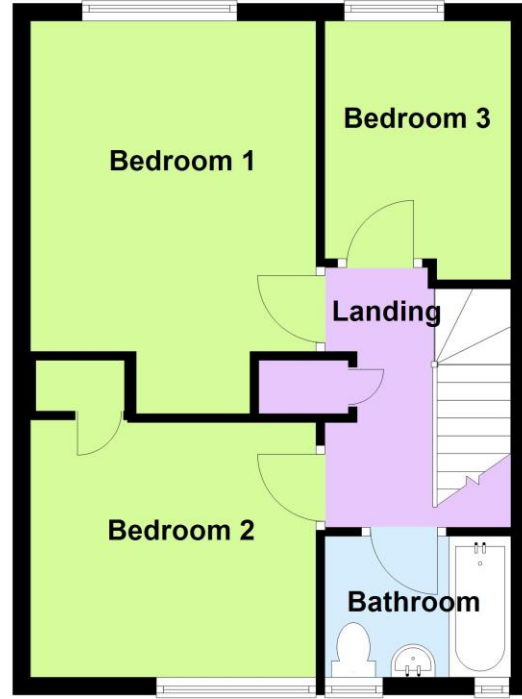
## Ground Floor

Approx. 40.7 sq. metres (437.8 sq. feet)



## First Floor

Approx. 40.7 sq. metres (437.8 sq. feet)



Total area: approx. 81.3 sq. metres (875.5 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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