



10 Adams Road, Hythe SO45 3JU

£269,950

paul jeffreys





A 2 BED EXTENDED SEMI-DETACHED HOUSE IN POPULAR  
LOCATON IN HYTHE

Gas central heating, double glazing, driveway  
NO CHAIN

ACCOMMODATION

Entrance hall, lounge, kitchen/breakfast room, dining room,  
2 bedrooms, bathroom

ENTRANCE HALL UPVC glazed front door, smooth plastered  
ceiling with recessed downlighters, radiator, front aspect  
window, door to:

LOUNGE c.6.10m x 3.25m narrowing to 2.84m (20' x 10'8"  
narrowing to 9'4"). Two radiators, fireplace with tiled surround,  
TV point, smooth plastered ceiling, two rear aspect windows,  
door to:

DINING ROOM c.3.15m x 2.26m (10'4" x 7'5"). Smooth  
plastered ceiling with recessed downlighters, front aspect  
window, door to:

KITCHEN/BREAKFAST ROOM c.5.23m x 2.90m (17'2" x 9'6").  
Range of base units with cupboards and drawers, space for  
washing machine, built in 'Hotpoint' oven, 'Hotpoint' gas hob  
with stainless steel extractor fan over, tiled splashbacks,  
worktops, 1.5 bowl sink unit, range of wall cupboards, space for  
table, smooth plastered ceiling with recessed downlighters, tiled  
flooring, front and rear aspect windows, front & rear wooden  
glazed doors.

LANDING Hatch to loft space, side aspect window, door to:

BEDROOM 1 c.5.26m narrowing to 4.19m x 2.52m  
narrowing to 1.02m (17'3"1 narrowing to 13'9" x 8'3"  
narrowing to 3'4"). Radiator, airing cupboard, rear and  
front aspect windows.

BEDROOM 2 c.3.41m x 3.23m (11'2" x 10'7"). Radiator,  
built in wardrobes, rear aspect window.

BATHROOM Panelled bath with electric shower over and  
glazed door, pedestal wash hand basin, WC, heated towel  
rail, side aspect window.

OUTSIDE

FRONT GARDEN Block paved driveway with parking for one  
vehicle with potential to open up for further parking, shrub beds.

REAR GARDEN Patio area, mainly laid to lawn with shrub beds  
with mature shrubbery, garden shed.



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

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 77.8 sq. metres (837.8 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 continuing up onto Langdown Lawn, turn 2<sup>nd</sup> left into Deerleap Way, follow for a short while and turn 3<sup>rd</sup> right into Adams Road 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/HC/04.25

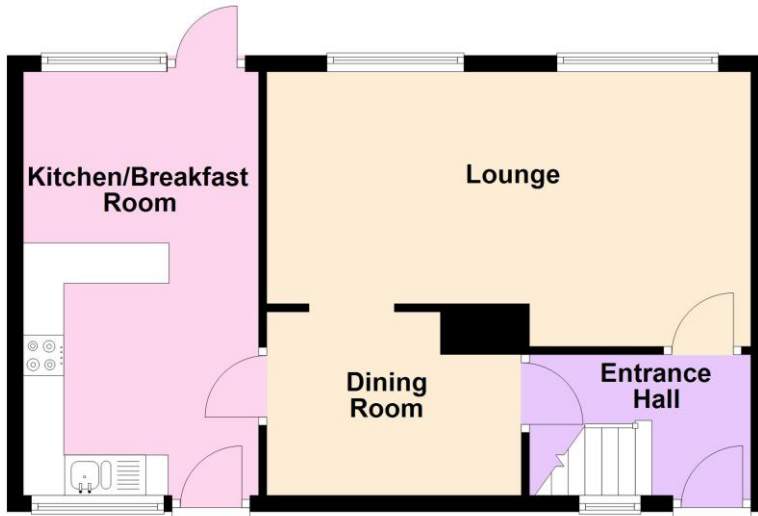






## Ground Floor

Approx. 47.1 sq. metres (506.7 sq. feet)



## First Floor

Approx. 30.8 sq. metres (331.2 sq. feet)



Total area: approx. 77.8 sq. metres (837.8 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.

independent estate agents

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