



12 Fairview Close, Hythe SO45 5EX

£319,950

paul jeffreys



12 Fairview Close, Hythe

A 3 BED SEMI DETACHED HOUSE WITHIN A RELATIVELY SHORT LEVEL WALK OF HYTHE VILLAGE CENTRE.

Gas central heating, double glazing, detached garage with parking in front. NO CHAIN.

ACCOMMODATION

Entrance hall, lounge, dining room, kitchen, conservatory, 3 bedrooms, shower room, separate WC.

ENTRANCE HALL Composite front door, side glazed panel, radiator, understairs cupboard, door to:

LOUNGE c.3.68m x 3.48m (12'1" x 11'5"). Radiator, TV point, shutters on front aspect window, arch way to:

DINING ROOM c.3.48m x 2.64m (11'5" x 8'8"). Shelving, shutters, wooden glazed door and glazed side panel leading to conservatory.

KITCHEN c.2.64m x 2.59m (8'8" x 8'6"). Range of base units with cupboards and drawers, space for cooker with extractor over, one and a half bowl sink unit, worktops, tiled splashbacks, range of wall cupboards, cupboard housing 'Baxi' boiler, tiled flooring, side aspect window, wooden glazed door to:

CONSERVATORY c.5.05m x 2.64m (16'7" x 8'8"). Of part brick construction with UPVC roof, plumbing for automatic washing machine, base units with cupboards and drawers and worktops, door to side.

LANDING Hatch to loft space, airing cupboard with hot water tank, door to:

BEDROOM 1 c.3.71m x 3.48m narrowing to 2.84m (12'2" x 11'5" narrowing to 9'4"). Wardrobe, radiator, front aspect window.

BEDROOM 2 c.3.48m narrowing to 2.77m x 3.23m (11'5" narrowing to 9'1" x 10'7"). Radiator, built in wardrobe, rear aspect window.

BEDROOM 3 c.2.46m x 2.44m (8'1" x 8'). Radiator, built in shelving and wardrobes, front aspect window.

SHOWER ROOM Wash hand basin in vanity unit, shower cubicle with glazed screen, fully tiles walls, recess downlighter, chrome heated towel rail, mirror with light, rear aspect window.

SEPARATE WC WC, fully tiled walls, rear aspect window.

OUTSIDE

FRONT Mostly laid to lawn with mature shrubbery with pathway leading to

REAR Mostly paved easy maintenance garden with mature shrubbery, greenhouse, access to garage with electric up and over door with parking for one vehicle in front.



COUNCIL TAX BAND 'C' – payable 2025/26 - £2,081.18.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 93.7 sq. metres (1,008 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.

AGENT'S NOTE The sale of the property is subject to the granting of probate.

NOTE FLOOR PLAN IS FOR GUIDANCE ONLY.

DIRECTIONS Leave Hythe via New Road and turn right into Mousehole Lane and at the 'T' turn right and immediately left into Hollybank Crescent, take the second left into Fairview Drive, follow for a short while and then take the first left into Fairview Close. Take the first right and then follow round to the 'T' and the property will be found as the last one 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/12.24





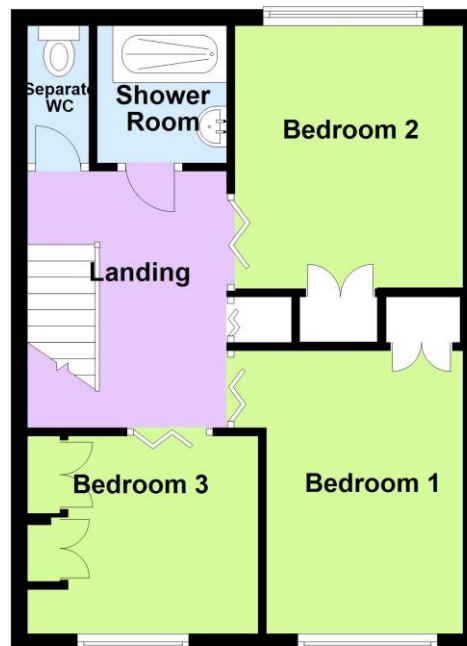
Ground Floor

Approx. 53.6 sq. metres (577.4 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.7 sq. feet)



Total area: approx. 93.7 sq. metres (1008.1 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

023 8084 8555

sales@pauljeffreys.co.uk

pauljeffreys.co.uk

Zoopa.co.uk

rightmove.co.uk
The UK's number one property website

paul jeffreys

Sales | lettings | land

Open 7 Days

 Paul Jeffreys Estate Agents

 @pauljeffreys92