



18 Hotspur Close, Hythe SO45 6DP

£234,950

paul jeffreys



18 Hotspur Close, Hythe

A GROUND FLOOR 2 BEDROOM MAISONETTE

With extended lease, short walk of Hythe village & waterfront,
gas central heating, UPVC double glazing, gardens, garage
NO CHAIN

ACCOMMODATION

Entrance lobby, hall, lounge, kitchen,
2 double bedrooms, shower room

ENTRANCE LOBBY With part glazed leaded composite front door with glazed side panel, further glazed door leading to:

ENTRANCE HALL Storage cupboard, further cupboard with heat/water controls.

LOUNGE c.4.39m x 3.75m (14'5" x 12'3"). Radiator, electric fire with marble effect surround, hearth & mantel, front aspect window.

KITCHEN c.2.86m x 2.67m (9'4" x 8'9"). Inset stainless steel single drainer sink unit with cupboards & drawers below, adjoining worktop with space & pumbing for automatic washing machine, base units with cupboards & drawers with worktops above & tiled splashbacks, range of wall cupboards, space for fridge/freezer and space for breakfast table, radiator, larder, rear aspect window.

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

BEDROOM 2 c.3.77m x 2.86m (12'4" x 9'4"). Radiator, front aspect window.

SHOWER ROOM Modern white suite comprising walk-in shower cubicle with plumbed in shower and shower screen, wash hand basin, WC, shelf, radiator, fully tiled walls, rear aspect window.

OUTSIDE FRONT GARDEN: Laid to lawn with various shrubs & bushes. Next to the entrance lobby is a built-in brick-built store, which houses the 'Worcester' gas fired combination boiler. There is also a bin store.

REAR GARDEN: Lawned area, flower & shrub beds, concrete base for shed. There is a shared pedestrian path leading to the garage block at the rear with GARAGE.

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

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 63.7 sq. metres (685.3 sq. feet) approx.

TENURE The Agents are advised this property is LEASEHOLD (originally for a term of 99 years, dated 1970). The lease has been extended however, we are waiting for confirmation of the exact length of the extension.

DIRECTIONS Leave Hythe via Prospect Place, at the mini roundabout take 2nd exit into West Street, bear round to the left and after a short way take 3rd left into Westhill Drive. At the T turn right into Hotspur Close and follow all the way round to the end and the property will be found on the right 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/06.25



Ground Floor

Approx. 63.7 sq. metres (685.3 sq. feet)



Total area: approx. 63.7 sq. metres (685.3 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

zoopla.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