



22 Kelvin Close  
Hythe

paul jeffreys

# 22 Kelvin Close

Hythe | SO45 5LW

Southampton – 14 miles, Lymington – 9 miles, M27 – 12 miles, Hythe Village – 1/2 mile  
(distances are approximate)

A 4 bedroom detached chalet with recently refitted shower room and bathroom within short walk of Hythe village.

£459,950

Refitted ground floor bathroom, refitted shower room, gas central heating (boiler installed less than 1 year ago), off road parking, UPVC double glazed windows and doors.

ACCOMMODATION  
Entrance hall, lounge/diner, kitchen, bathroom, 4 bedrooms, shower room.

ENTRANCE HALL Half glazed front door, wood laminate flooring, cupboard, front aspect window, radiator, staircase with cupboard below.

LOUNGE/DINER c.6.88m x 3.41m to 2.41m (22'7" x 11'2" to 7'11"). Front aspect bay window, 2 radiators, gas fire, part wood laminate flooring, sliding patio door to rear garden.

KITCHEN c.2.78m x 2.56m (9'1" x 8'4"). Comprising acrylic single drainer sink unit with one cupboard below and space and plumbing for dishwasher/washing machine and integrated fridge, range of base units with cupboards and drawers with worktops above and tiled splashbacks, range of wall cupboards, tiled floor, space for fridge/freezer, gas stainless steel hob with 'Amica' electric oven below, rear aspect window and double glazed UPVC door to rear garden. NOTE: Some of the tiles are missing, having blown.

BEDROOM 2 c.3.69m x 3.33m (12'1" x 10'11"). 2 double wardrobes with box cupboards above bed area, radiator, rear aspect sliding patio door.

BEDROOM 4 c.3.24m x 3.03m (10'7" x 9'11"). Front aspect bay window, double radiator, telephone point, built in cupboards/wardrobes.

BATHROOM Having recently been completely refitted with fully tiled walls, comprising white suite with panelled bath with mixer tap and 'Mira Sport' electric shower, folding glass shower screen, WC, wash hand basin, tiled floor, chrome heated towel rail, smooth plastered ceiling, extractor fan, illuminated mirror, rear aspect window.

FIRST FLOOR LANDING Doors to:

BEDROOM 1 c.5.16m x 3.87m (16'11" (max measurements) x 12'8"). Rear aspect window, radiator, good sized built in cupboard (there are skilling ceilings in this room).

BEDROOM 3 c.3.90m x 3.90m to 2.80m (12'9" x 2'9" to 9'2"). Rear aspect window, radiator, access to eaves, housing 'Ideal' gas fired combination boiler, (there is a skilling ceiling in this room which restricts head room in one corner).



**SHOWER ROOM** Having recently been refitted with white suite comprising corner fully tiled shower cubicle with 'Mira Sport' electric shower, WC with concealed cistern, wash hand basin in vanity unit, shelving, 2 chrome heated towel rails, extractor fan, illuminated mirror, smooth plastered ceiling, rear aspect window.

**OUTSIDE**

**FRONT GARDEN:** Being attractively laid out with lawned area with well stocked shrubs and bushes, all broken slate area, double width drive with ample parking for 2 vehicles, side pedestrian access via gate, leading to:

**REAR GARDEN:** Raised decked area across the back of the property with steps leading down to a shingles area, interspersed with block paving, timber shed, summer house c.3.51m x 3.51m (11'6" x 11'6"), of timber construction with power and light and plumbing for automatic washing machine and space for further appliances under worktop, SAUNA, this forms part of the summer house and is included in the overall measurements. Attached to the rear of the summer house is an insulated shed.

**COUNCIL TAX BAND 'D' – payable 2025/26 - £2,341.33**

**EPC RATING 'C'.**

**GROSS SQUARE MEASUREMENTS 110.3 sq. metres (1186 sq. feet) approx.**

**TENURE 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.



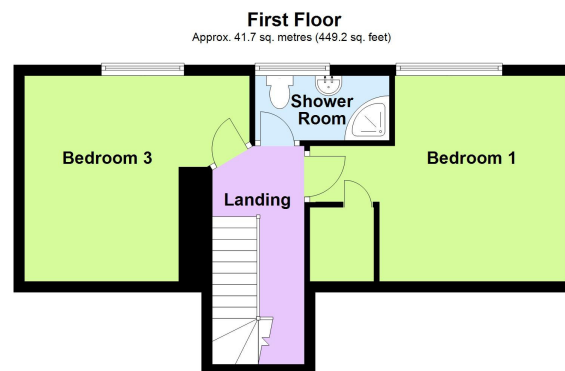
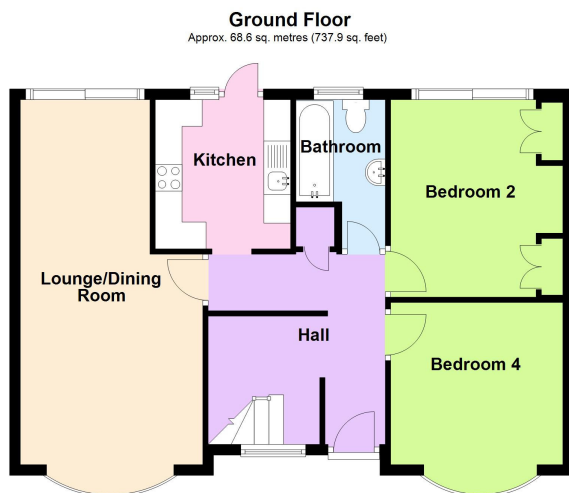
**NOTE: FLOOR PLAN IS FOR GUIDANCE ONLY.**

**VIEWING STRICTLY BY APPOINTMENT**

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

**PMD/SW/07.25**

**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.



Total area: approx. 110.3 sq. metres (1187.2 sq. feet)



**DIRECTIONS:** Leave the centre of Hythe turning right into Mousehole Lane and at the junction with Southampton Road turn right and then first left into Hollybank Crescent. Turn immediately left into Kelvin Close and bend round to the right and the property will be found on the right hand side.

**paul jeffreys**

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