



34 Waterside, Hythe SO45 6AB

£129,950

paul jeffreys





## 34 Waterside, Hythe

### A ONE BEDROOM FLAT WITH DISTANT SEA VIEWS IDEAL FIRST TIME PURCHASE OR INVESTMENT

Within short walk of Hythe village centre.  
Double glazing, gas central heating, in need of  
modernisation. NO CHAIN.

#### ACCOMMODATION

Lounge, kitchen/diner, bedroom, bathroom

**LOUNGE** c.3.58m x 3.51m (11'9" x 11'6"). Wooden front door, radiator, TV point, front aspect window, opening to:

**DINING AREA** c.2.87m x 2.03m (9'5" x 6'8"). Space for dining table with opening to:

**KITCHEN AREA** c.2.03m x 1.85m (6'8" x 6'1"). Range of base units with cupboards and drawers, space for appliances, worktops, sink unit, tiled splashbacks, range of wall cupboards.

**BEDROOM** c.3.18m x 2.92m (10'5" x 9'7"). Radiator, cupboard space, front aspect window.

**BATHROOM** WC, wash hand basin, bath with 'Triton' electric shower, fully tiled walls, access to loft space, side aspect window.

**OUTSIDE** There is an area of communal gardens.

COUNCIL TAX BAND 'A' - payable 2025/26 - £1,560.89.

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 38.7 sq. metres (416.7 sq. feet) approx.

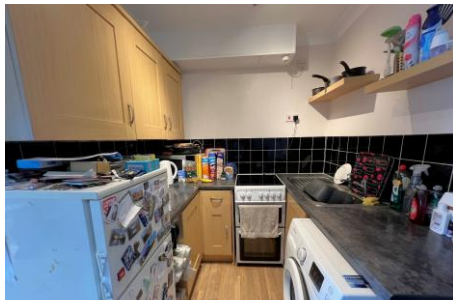
**TENURE** The Agents are advised this property is LEASEHOLD with the residue of 125 year lease from 25.12.1991. There is ground rent/maintenance charge payable of £2,390.08 per annum. Includes buildings insurance, ground rent and gas for communal boiler.

**DIRECTIONS** Leave Hythe via Prospect Place and at the mini roundabout take 2<sup>nd</sup> exit towards the marina, turning left into West Street following the sharp left hand bend and turn 1<sup>st</sup> right into Waterside and the block is the first one 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. THE GAS BOILER IS COMMUNAL AND THE GAS IS INCLUDED IN THE MAINTNANCE CHARGE.

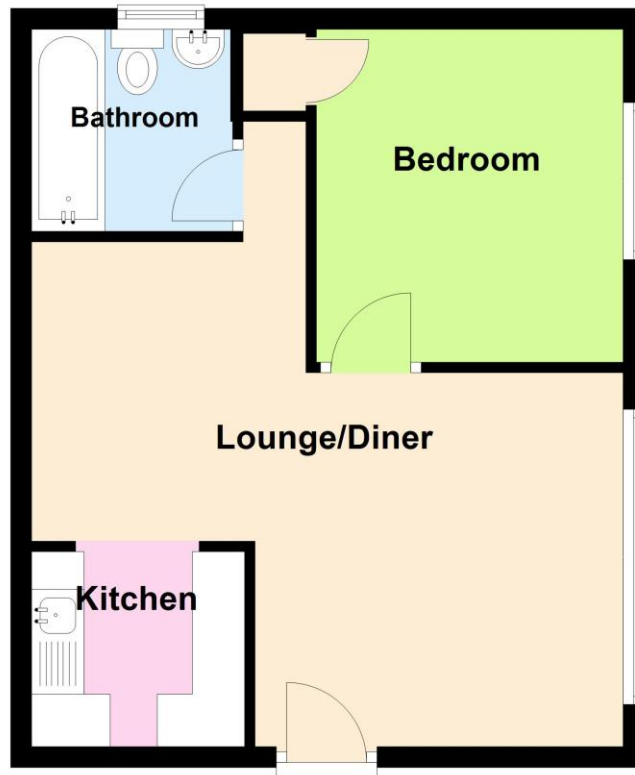
**NOTE** FLOOR PLAN IS FOR GUIDANCE ONLY  
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

MJD/HC/09.25



## Second Floor

Approx. 38.7 sq. metres (416.7 sq. feet)



Total area: approx. 38.7 sq. metres (416.7 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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**Open 7 Days**

 Paul Jeffreys Estate Agents

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