



5 Haven Court, Hythe, SO45 5DA

£295,000

paul jeffreys



5 Haven Court, Hythe

A GROUND FLOOR 2 BED RETIREMENT APARTMENT IN GOOD CONDITION.

Electric underfloor heating, double glazing, communal lounge and laundry room, small area of private garden, well maintained communal gardens. NO CHAIN.

ACCOMMODATION

Entrance hall, lounge/diner, kitchen, 2 bedrooms, shower room, ensuite.

ENTRANCE HALL Wooden front door, door to storage/airing cupboard, door to:

LOUNGE/DINER c.7.19m x 3.53m (23'7" x 11'7"). TV point, telephone point, side aspect window, UPVC glazed door to rear and glazed side panel, opening to:

KITCHEN c.2.34m x 2.16m (7'8" x 7'1"). Range of base units with cupboards and drawers, 'Hotpoint' oven, 'Hotpoint' electric hob with stainless steel extractor fan over, stainless steel sink unit, built in fridge freezer, worktops, tiled splashbacks, range of wall cupboards, rear aspect window.

BEDROOM 1 c.4.67m narrowing to 3.89m x 2.90m (15'4" narrowing to 12'9" x 9'7"). Walk in wardrobe with shelving in hanging rails, rear aspect window, door to:

ENSUITE SHOWER ROOM Walk in shower with plumbed in shower over, wash hand basin in vanity unit, WC, fully tiled walls and flooring, extractor fan, heated towel rail.

BEDROOM 2 c.3.25m x 2.77m (10'8" x 9'1"). Rear aspect window.

SHOWER ROOM WC, pedestal wash hand basin, shower with glazed screen and plumbed in shower, fully tiled floor and walls, extractor fan, heated towel rail.

OUTSIDE There is small paved area of garden outside your lounge door which fronts onto School Road.

COMMUNAL GARDENS Very well maintained including large patio area, lawned area, well stocked flower and shrub beds, limited parking.



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

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 70.5 sq. metres (758.8 sq. feet) approx.

TENURE The agents are advised this property is LEASEHOLD, held on the residue of 125 years from the 1st of June 2013. The ground rent is £495 per annum which is paid half yearly at a figure of £247.50, the service charge including water and buildings insurance is £4,242 per annum which is paid monthly at a figure of £353.50.

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 Prospect Place turning left at the mini roundabout into Jones Lane. Continue almost until the end of the road and before the main turning into Southampton Road, turn left at the Shell Garage and Haven Court will be found on the left hand side.

VIEWING STRICTLY BY APPOINTMENT

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

MJD/SW/09.25





Ground Floor

Approx. 70.5 sq. metres (758.8 sq. feet)



Total area: approx. 70.5 sq. metres (758.8 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.

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