



59 Langdown Road, Hythe SO45 6EY

£269,950

paul jeffreys



59 Langdown Road, Hythe

A 2 BED SEMI-DETACHED HOUSE WITHIN A SHORT WALK OF HYTHE VILLAGE CENTRE

Gas central heating, double glazing, large garden, driveway with ample parking. NO CHAIN.

ACCOMMODATION

Entrance hall, dining room, lounge, kitchen,
2 bedrooms, bathroom

ENTRANCE HALL Metal glazed front door, radiator, door to:

DINING ROOM c.3.53m x 2.74m (11'7" x 9'). Front aspect window.

LOUNGE c.3.86m x 3.23m (12'8" x 10'7"). Radiator, gas fire, rear aspect window.

KITCHEN c.3.23m x 2.46m (10'7" x 8'1"). Range of base units with cupboards and drawers, space for appliances, worktops, tiled splashbacks, stainless steel sink unit, range of wall cupboards, pantry cupboard, radiator, two rear aspect windows, door to side.

LANDING Hatch to loft space, storage cupboard, door to:

BEDROOM 1 c.4.47m x 2.74m (14'8" x 9'). Radiator, front aspect window.

BEDROOM 2 c.3.58m x 3.25m (11'9" x 10'8"). Radiator, airing cupboard housing 'Worcester' gas boiler with lagged tank, rear aspect window.

BATHROOM WC, pedestal wash hand basin, panelled bath with mixer taps, storage cupboard, part tiled walls, radiator, rear aspect window.

OUTSIDE

FRONT Laid to lawn, shrub beds with mature shrubbery, driveway, gate to side access leading to side storage areas, leading to:

REAR Patio, garden shed, greenhouse, mainly laid to lawn, apple tree, shrub beds with mature shrubbery.



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

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 71.3 sq. metres (767.3 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.

NOTE FLOOR PLAN IS FOR GUIDANCE ONLY.

DIRECTIONS Leave Hythe via New Road and take first left into Langdown Road, follow for a short way and the property will be found half-way up on the left-hand side, opposite the school.

VIEWING STRICTLY BY APPOINTMENT

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

MJD/HC/09.25





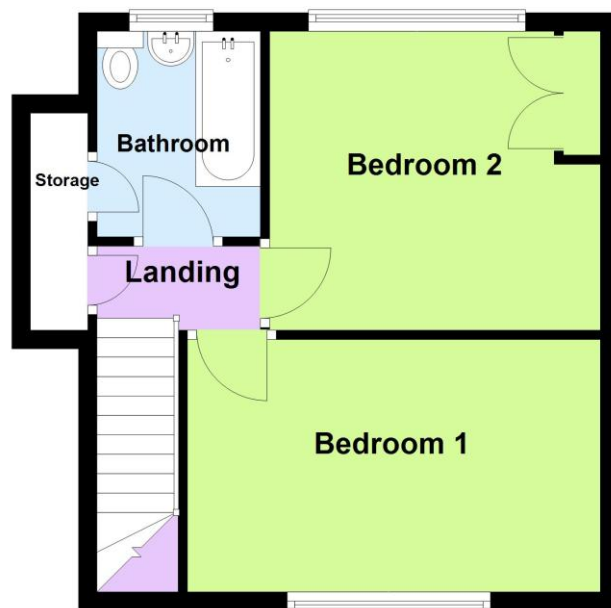
Ground Floor

Approx. 36.5 sq. metres (393.2 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.1 sq. feet)



Total area: approx. 71.3 sq. metres (767.3 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.

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