



15 Knightwood Road, Hythe, SO45 6JJ

£207,500

paul jeffreys



15 Knightwood Road, Hythe

A MUCH IMPROVED 2 BEDROOM GROUND FLOOR MAISONETTE WITHIN
A SHORT DISTANCE OF HYTHE VILLAGE.

Refitted kitchen, refitted bathroom, recently installed gas central heating,
communal gardens.

ACCOMMODATION

Entrance lobby, lounge, inner hall, kitchen, 2 double bedrooms,
bathroom.

ENTRANCE LOBBY Part glazed front door, side aspect window, glazed
door and glazed panel to:

LOUNGE c.4.10m x 3.90m (13' x 12'1" max) Front aspect window,
double radiator, wood effect flooring, door to:

INNER HALL Storage cupboard, doors to:

KITCHEN c.3.60m x 2.90m (11'8" max x 9'3"). Having been refitted with
range of grey fronted units comprising acrylic one and half bowl sink unit
with cupboards below and space and plumbing for automatic washing
machine, range of base units with cupboards and drawers with worktops
above and tiled splashbacks, range of wall cupboards, space for tumble
dryer, space for a fridge/freezer, tiled floor, double radiator, stainless
steel gas hob with 'Hisense' stainless steel electric oven, extractor hood,
wall cupboard housing 'Worcester' gas fired combination boiler, rear
aspect window and part glazed door to communal gardens.

BEDROOM 1 c.3.90m x 3.10m (12'1" x 10'). Two double radiators, front
aspect window.

BEDROOM 2 c.3.10m x 3.10m (10' x 10' max as room is 'L' spaced).
Double radiator, smooth plastered ceiling, rear aspect window.

BATHROOM Having been refitted with white suite comprising panelled
bath with part tiled surround, pedestal wash hand basin, WC, chrome
heated towel rail, smooth plastered ceiling, half tiled walls, rear aspect
window.

OUTSIDE

FRONT GARDEN: These are communal being laid to lawn.

REAR GARDEN: These are communal being laid to lawn, mature
hedging, bin store area, drying area.

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

EPC RATING 'E'.

GROSS SQUARE MEASUREMENTS 53.1 sq. metres (572.0 sq. feet)
approx.

TENURE The Agents are advised this property is LEASEHOLD. We
understand from the vendors that the lease was extended approximately
2 years ago for a term of 170 years. However, we are waiting for
confirmation of this. We further understand that there is no ground rent
to pay. The annual service charge is £640, payable half yearly. We
understand that this covers any professional costs, accounts, upkeep of
drains, roof and gardens and also includes the building insurance but
once again we are waiting for confirmation of this information.

DIRECTIONS Leave Hythe via New Road continuing up onto Langdown
Lawn turning first left into Windrush Way. Continue to the bottom of
Windrush Way turning left into Knightwood Road and the property will be
found on the left hand side indicated by our 'For Sale' board.

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/SW/10.25



Ground Floor

Approx. 53.1 sq. metres (572.0 sq. feet)



Total area: approx. 53.1 sq. metres (572.0 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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