



23 Whittington Close, Hythe SO45 5EZ

£229,950

paul jeffreys



23 Whittington Close, Hythe

A 2 DOUBLE BEDROOM GROUND FLOOR MAISONETTE WITHIN LEVEL WALK OF VILLAGE CENTRE

Gas central heating, refitted bathroom, refitted kitchen, gardens,
garage. NO CHAIN.

ACCOMMODATION

Entrance hall, lounge, kitchen, 2 double bedrooms, bathroom

ENTRANCE HALL UPVC part glazed front door, two storage
cupboards, radiator.

LOUNGE c.4.42m x 3.77m (14'6" x 12'4"). Large front aspect
window, double radiator, open fireplace with brick surround &
stone hearth.

KITCHEN c.2.92m x 2.66m (9'7" x 8'8"). Range of modern
units comprising inset single drainer stainless steel sink unit with
cupboard below, adjoining worktop with space & plumbing for
automatic washing machine, base unit with cupboards &
drawers with worktops above and tiled splashbacks, range of
wall cupboards. Space below worktop for tumble dryer,
'Whirlpool' electric ceramic hob with stainless steel hood above,
'Whirlpool' electric oven below, space for fridge/freezer, larder,
rear aspect window.

BEDROOM 1 c.3.97m x 3.14m (13' x 10'3"). Double radiator,
built in double wardrobe, rear aspect window.

BEDROOM 2 c.3.78m x 2.80m (12'4" x 9'2"). Double radiator,
front aspect window.

BATHROOM Refitted with white suite comprising wash-hand basin
in vanity unit with WC with concealed cistern, shower-bath with
curved shower screen with plumbed in shower and mixer taps,
fully tiled walls and tiled floor, chrome heated towel rail, double
radiator, rear aspect window.

OUTSIDE

FRONT GARDEN Large lawned area, communal path, which leads
to the front door. There is also a built-in bin store and brick built
store housing 'Glow-Worm Energy 25C' gas-fired combination
boiler. The pathway leads to the rear of the property where there
is the

REAR GARDEN Paved patio, outside tap, lawned area. **GARAGE**
in nearby block.

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

EPC RATING 'D'.



GROSS SQUARE MEASUREMENTS 60.9 sq. metres (655.4 sq. feet) approx.

TENURE We understand that the lease was extended on the 27th September 2012 for a total term of 189 years but this commences from the original start date of the lease 29th September 1965. Therefore, there are approximately 129 years remaining on the lease. The vendors inform us that the peppercorn ground rent is not payable.

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 turning right into Mousehole Lane. At the junction with Southampton Road turn right and immediately left into Hollybank Crescent. Take 2nd left into Fairview Drive and 1st right into Whittington Close. Where the road forks take the left hand fork and the property will be found on the left hand side, indicated by our For Sale board.

VIEWING STRICTLY BY APPOINTMENT

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

PMD/HC/10.25





Ground Floor

Approx. 60.9 sq. metres (655.4 sq. feet)



Total area: approx. 60.9 sq. metres (655.4 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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