



59 Hollybank Crescent, Hythe SO45 5GF

£369,950

paul jeffreys



A 3 BED DETACHED BUNGALOW, AT THE BOTTOM OF
HOLLYBANK IN A POPULAR LOCATION

Gas central heating, double glazing, smooth plastered ceilings throughout, driveway with parking for 8 vehicles, leading to garage.

ACCOMMODATION

Entrance hall, lounge, kitchen,
3 bedrooms, bathroom, separate WC

ENTRANCE HALL Composite glazed front door, radiator, storage cupboard, door to:

LOUNGE c.4.02m x 3.66m (13'2" x 12'). Radiator, fireplace with tiled hearth with log burner with natural wood mantel over, TV point, side and front aspect windows.

KITCHEN c.3.28m x 2.80m (10'9" x 9'2"). Range of base units with cupboards and drawers, space for appliances, gas hob, worktops, stainless steel sink unit, tiled splashbacks, range of wall cupboards, UPVC glazed door side and glazed rear aspect.

BEDROOM 1 c.3.84m x 3.43m (12'7" x 11'3"). Radiator, TV point, rear aspect window.

BEDROOM 2 c.2.97m x 2.80m (9'9" x 9'2"). Build in wardrobes, radiator, front aspect window.

BEDROOM 3 c.2.80m x 2.29m (9'2" x 7'6"). Access to loft space housing recently installed 'Glow-Worm' combination boiler, sliding doors to rear.

BATHROOM Wash hand basin, panelled bath with glazed side panel and rain-effect plumbed in shower over, tiled walls, side aspect window.

SEPARATE WC WC with concealed cistern, wash hand basin, side aspect window.

OUTSIDE

FRONT GARDEN Block paved driveway with parking for 8 vehicles leading to garage with up-and-over door, small laid to lawn area.

REAR GARDEN Mainly laid to lawn, large garden shed, side access to garage, concrete area, mature shrub beds and shrubbery.



COUNCIL TAX BAND 'D' – payable 2025/26 - £2,341.33.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 71.7 sq. metres (772.3 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 Mousehole Lane, turning right into Southampton Road and 1st left into Hollybank Crescent and the property will be found on the right 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

MJD/HC/10.25





Ground Floor

Approx. 71.7 sq. metres (772.3 sq. feet)



Total area: approx. 71.7 sq. metres (772.3 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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023 8084 8555

sales@pauljeffreys.co.uk

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