



6 Jessop Walk, Hythe SO45 6DH

£364,950

paul jeffreys



## 6 Jessop Walk, Hythe

AN IMPROVED 3 BEDROOM DETACHED BUNGALOW, WITH GARAGE IN BLOCK, SITUATED A STONE'S THROW FROM HYTHE MARINA AND SHORT WALK FROM HYTHE VILLAGE  
Gas central heating, UPVC double glazed windows & doors, smooth plastered coved ceilings throughout  
NO CHAIN

### ACCOMMODATION

Entrance hall, lounge/diner, conservatory, kitchen, 3 bedrooms, bathroom with shower cubicle

ENTRANCE HALL With part glazed UPVC front door, built in cupboards with sliding doors, door leading to:

LOUNGE/DINING ROOM c.6.38m x 4.70m (20'11" x 15'5" max. measurements). Three radiators, high level side aspect window, wide sliding patio door leading to conservatory, telephone point, electric fire with Adam style surround, cupboard housing 'Glow-Worm' gas fired combination boiler, doors to kitchen and inner hall and sliding patio door to:

CONSERVATORY c.4.40m x 2.61m (14'5" x 8'7"). Of UPVC double glazed construction with tiled floor, double radiator, glazed double doors and glazed single door to rear garden.

KITCHEN c.4.02m x 1.78m (13'2" x 5'10"). Range of modern units comprising stainless steel single drainer sink unit with one cupboard below and space & plumbing for automatic washing machine, range of base units with cupboards and drawers with worktops above, range of wall cupboards, integrated fridge and freezer, 'Electrolux' ceramic electric hob with hood over and stainless steel splashback, 'Electrolux' electric double oven, wood laminate tile effect flooring, double radiator, front aspect window.



INNER HALL With part glazed door leading from lounge, hatch to loft space with drop down ladder, electric light to loft space, thermostat control.

BEDROOM 1 c.3.85m x 3.51m (12'7" x 11'6"). Radiator, rear aspect window.

BEDROOM 2 c.3.55m x 2.83m (11'7" x 9'3"). Radiator, front aspect window.

BEDROOM 3 c.2.60m x 2.25m (8'6" x 7'4"). Radiator, built in single cupboard, front aspect window.

BATHROOM Modern white suite comprising panelled bath, WC with concealed cistern, wash hand basin in vanity unit with adjoining worktop and storage below, corner shower cubicle with plumbed in shower, shaver socket, double radiator, side aspect window, recessed downlighters. The walls are half clad with pvc wall panels.

### OUTSIDE

FRONT GARDEN Small area with flower and shrub beds and paved area, side pedestrian access to:

REAR GARDEN Lawned area, well stocked flower and shrub beds, side concrete area housing two timber sheds and leading to side access to front of property. GARAGE situated in nearby block.

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

EPC RATING 'tbc'.

GROSS SQUARE MEASUREMENTS 91.4 sq. metres (983.4 sq. feet) approx.

TENURE The agents are advised this property is FREEHOLD.

AGENTS NOTE The sale of the property is subject to the granting of probate.

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 and on reaching the roundabout at the bottom of Jones Lane proceed across heading towards Hythe Marina. Turn left before the Marina into West Street and 2<sup>nd</sup> turning on the right into Waterside. Continue to the very end where Jessop Walk will be found and the property located on the left hand side 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

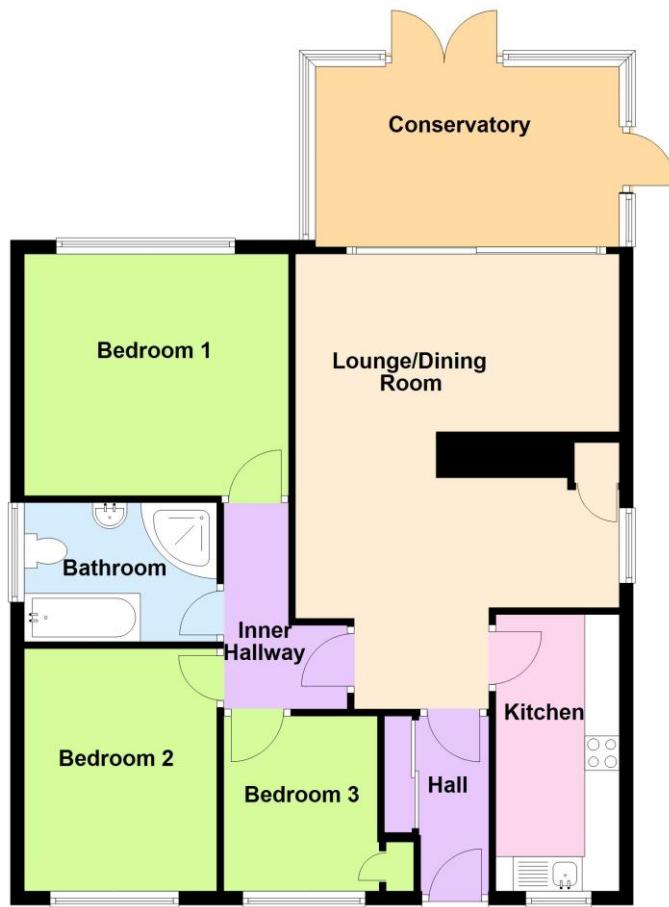
PMD/HC/01.26





## Ground Floor

Approx. 91.4 sq. metres (983.4 sq. feet)



Total area: approx. 91.4 sq. metres (983.4 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.

independent estate agents

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