



67 Fairview Drive
Hythe

paul jeffreys

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Hythe | SO45 5GX

Southampton – 14 miles, Lymington – 9 miles, M27 – 12 miles, Hythe Village – 1/2 mile.
(distances are approximate)

A spacious 3/4 bedroom detached chalet with good sized accommodation within a short level walk of Hythe village.

£419,950
NO CHAIN.

UPVC double glazed windows and doors, gas central heating, cloakroom, kitchen/diner, good sized lounge, plastic fascias, soffits and gutters, parking and garage.

ACCOMMODATION

Entrance hall, cloakroom, lounge, kitchen/dining room, study/bedroom 4, 3 bedrooms, bathroom.

ENTRANCE HALL UPVC glazed front door with glazed side panel. Smooth plastered ceiling, understairs cupboard, telephone point, thermostat control, double radiator.

CLOAKROOM Comprising WC, wash hand basin with tiled splashback, natural wood flooring, side aspect window.

LOUNGE c.5.90m x 3.64m (19'4" x 11'11"). Front aspect window, sliding patio door with 2 fixed panels leading to rear garden, double radiator, fireplace with stone surround with gas coal effect fire.

STUDY/BEDROOM 4 c.2.57m x 2.41m (8'5" x 7'11"). Radiator, front aspect window.

KITCHEN/DINING ROOM:

KITCHEN AREA c.3.47m x 2.56m (11'4" x 8'4"). Range of modern mid oak effect units, comprising inset one and half bowl single drainer stainless steel sink unit with cupboards below and space and plumbing for automatic washing machine and for dishwasher. Range of base units with cupboards and drawers with worktops above and tiled splashbacks with concealed lighting over worktops. 'AEG' stainless steel five burner gas hob with stainless steel hood over, 'Neff' electric double oven, 'Vaillant' gas fired boiler,

space for American style fridge/freezer, wine rack, tiled floor, smooth plastered ceiling, open access to:
DINING AREA c.3.10m x 2.17m (10'2" x 7'1"). Radiator, tiled floor, rear aspect window, glazed double French doors leading to rear garden.

LANDING On the half landing there are 2 built in storage cupboards and high level rear aspect window.

BEDROOM 1 c3.58m x 3.39m (11'9" x 11'1" room is slightly 'L' shaped). Radiator, rear aspect window.

BEDROOM 2 c.3.55m x 2.59m (11'7" x 8'6" measurements exclude built in double wardrobe). Built in double wardrobe with sliding mirrored doors, airing cupboard with lagged tank and emersion, rear aspect window.

BEDROOM 3 c.3.66m x 2.42m (12' 7'11" room is slightly 'L' shaped). Radiator, front aspect window.

BATHROOM With modern white suite comprising panelled bath with mixer taps and 'Mira' shower over with shower screen, wash hand basin in vanity unit, WC with concealed cistern, wall cupboard and mirror with lights over, tiled floor, chrome heated towel rail, fully tiled walls, front aspect window.



OUTSIDE:

FRONT GARDEN: Of open plan design with lawned area with flower and shrub beds, double width tarmac drive, gate to rear garden, ATTACHED GARAGE with electric door, power and light and rear aspect window and part glazed door, leading to

REAR GARDEN: Paved patio with permanent electric awning, 2 steps leading down to lawned area, very tall mature hedge to rear boundary, large flower bed, timber shed, tap, pergola over pea shingle area, side access to the side of the property via a gate.

COUNCIL TAX BAND 'E' – payable 2025/26 - £2,861.63

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 101.1 sq. metres
(1088 sq. feet) approx.

TENURE 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.

VIEWING STRICTLY BY APPOINTMENT

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

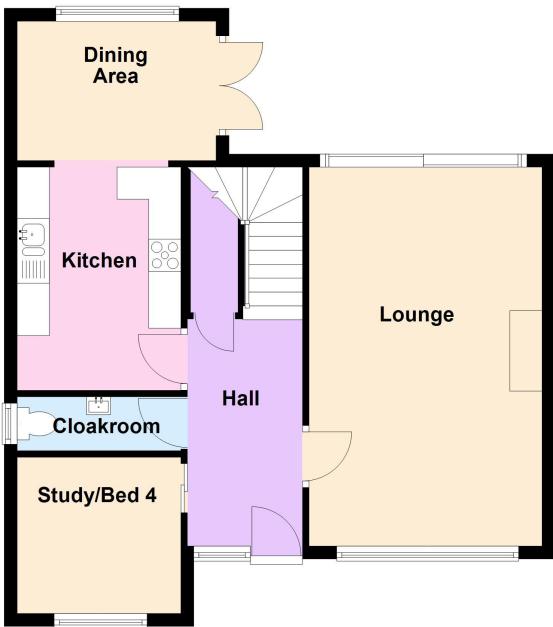
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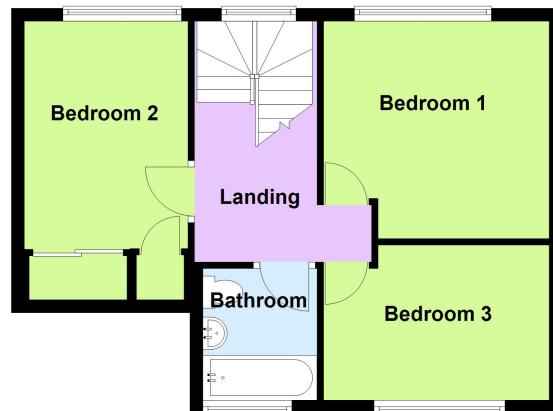
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.

Ground Floor

Approx. 57.6 sq. metres (620.4 sq. feet)

**First Floor**

Approx. 43.5 sq. metres (468.4 sq. feet)



Total area: approx. 101.2 sq. metres (1088.9 sq. feet)

DIRECTIONS: Leave Hythe via New Road turning right into Mousehole Lane and on reaching the junction with Southampton Road turn right and then first left into Hollybank Crescent. Take the second turning on the left into Fairview Drive and as you bend round to the left, the property will be found a short way along on the right hand side indicated by our For Sale board.

**paul jeffreys**

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