



47 Langdown Road, Hythe, SO45 6EY

£339,950

paul jeffreys



## 47 Langdown Road, Hythe

AN EXTENDED SPACIOUS 3 BEDROOM SEMI DETACHED HOUSE, 2 RECEPTION ROOMS AND AMPLE OFF-ROAD PARKING WITHIN A STONE'S THROW OF WATERSIDE PRIMARY SCHOOL AND WITHIN A SHORT LEVEL WALK OF HYTHE CENTRE.

UPVC double glazing, gas central heating.

### ACCOMMODATION

Entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room, 3 bedrooms, bathroom.

**ENTRANCE HALL** Half glazed front door, wood laminate flooring, stairs, radiator, 2 side aspect windows.

**LOUNGE** c.5.61m x 3.73m to 3.25m (18'5" x 12'2" to 10'8"). 3 front and 1 side aspect windows, double radiator, open fireplace with tiled surround and hearth.

**DINING ROOM** c.4.12m x 2.69m (13'6" x 8'9" room is 'L' shaped so maximum measurements). Side aspect window, double French doors leading to rear garden and half glazed door to side of property, 2 double radiators, smooth plastered ceiling, door to:

**CLOAKROOM** White suite comprising WC, corner wash hand basin with tiled splashback, chrome heated towel rail, extractor vent.

**KITCHEN/BREAKFAST ROOM** c.3.76m x 3.70m (12'4" x 12'2"). Comprising twin stainless steel bowl sinks with cupboards below and adjoining worktops with space and plumbing for automatic washing machine and for dishwasher. Range of base units with cupboards and drawers with worktops above and tiled splashbacks, range of wall cupboards,

including 2 glass fronted display cupboards, space for a fridge/freezer, ceramic tiled floor, cupboard housing 'Atag' gas fired combination boiler, larder.

**LANDING** Side aspect window, radiator, hatch to loft space with dropdown ladder.

**BEDROOM 1** c.3.75m x 3.19m (12'3" x 10'5"). Front and side aspect windows, built in wardrobes with mirrored sliding doors, radiator.

**BEDROOM 2** c.3.73m x 3.73m (12'2" x 12'2" maximum measurement as room is slightly 'L' shaped). 2 rear aspect windows, double radiator, built in double wardrobes with box cupboards above.

**BEDROOM 3** c.2.75m x 2.33m (9' x 7'7"). Front aspect window, double radiator, small cupboard.

**BATHROOM** White suite comprising panelled bath with 'Triton' shower with shower screen, near fully tiled surround, pedestal wash hand basin, WC, double radiator, small storage cupboard, rear aspect window.

### OUTSIDE

**FRONT GARDEN** Bordered to the front with picket fencing, lawned area with flower and shrub beds, large gravel driveway with parking for 3/4 cars, pedestrian gate leads to the **REAR GARDEN** where there is side area of garden where there is a timber shed and small paved area leading to the rear garden itself which is laid to lawn with decked area. The rear garden is fully enclosed with fencing.



COUNCIL TAX BAND 'C' – payable 2026/27 - £2,182.35.

EPC RATING 'D'

GROSS SQUARE MEASUREMENTS 95.8 sq. metres (1030 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.

AGENTS NOTE The dining room is of single skin construction but has been insulated.

NOTE FLOOR PLAN IS FOR GUIDANCE ONLY.

DIRECTIONS From our office proceed via New Road and after going round the right hand bend after a short while turn left into Langdown Road and continue for a short while 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 – 2.00pm

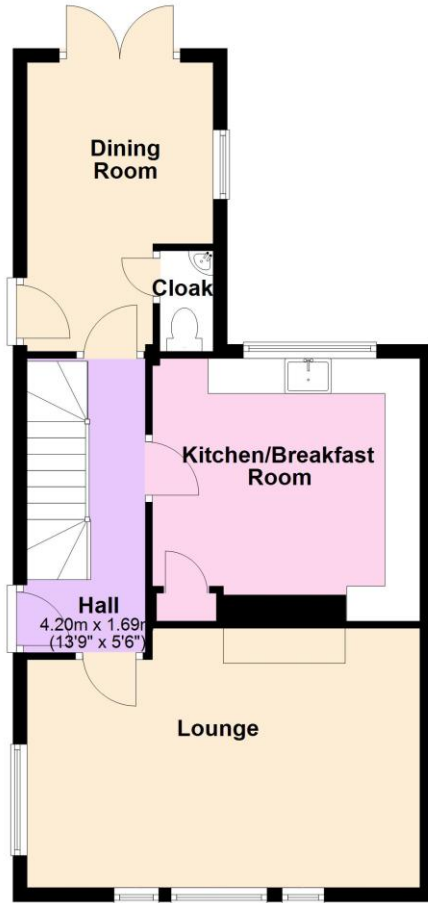
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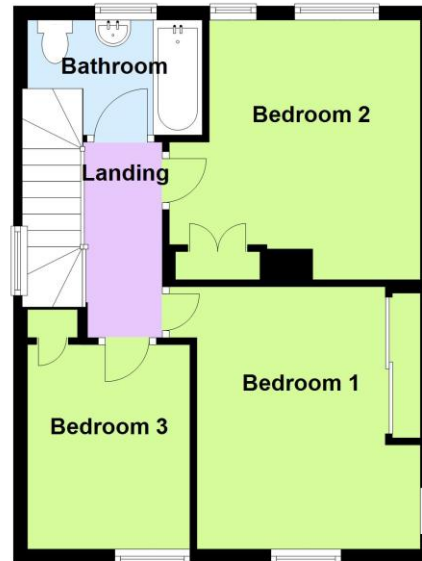
## Ground Floor

Approx. 53.5 sq. metres (575.9 sq. feet)



## First Floor

Approx. 42.3 sq. metres (455.2 sq. feet)



Total area: approx. 95.8 sq. metres (1031.1 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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