



13 Conifer Close, Hythe SO45 5EL

£199,950

paul jeffreys





## 13 Conifer Close, Hythe

### A 2 DOUBLE BEDROOM GROUND FLOOR MAISONETTE REQUIRING MODERNISATION/UPGRADING

Gas central heating, UPVC double glazed windows,  
3 garden areas, garage in block. NO CHAIN.

#### ACCOMMODATION

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

**ENTRANCE LOBBY** Part glazed front door and further part glazed door leading to:

**ENTRANCE HALL** Radiator, thermostat control, understairs cupboard and further storage cupboard.

**LOUNGE** c.4.35m x 3.75m (14'3" x 12'3"). Front & side aspect windows, gas fire (not connected) with stone surround & adjoining shelving, radiator.

**KITCHEN** c.2.87m x 2.67m (9'5" x 8'9"). Comprising single drainer stainless sink unit with cupboards below & adjoining worktop with space & plumbing for automatic washing machine, range of base units with cupboards & drawers with worktops above, part tiled splashbacks, range of wall cupboards, space for fridge/freezer, built in larder, rear aspect window.

**BEDROOM 1** c.3.99m x 3.11m (13'1" x 10'2"). Rear & side aspect windows, radiator, built in double wardrobe.

**BEDROOM 2** c.3.75m x 2.91m (12'3" x 9'6"). Front aspect window, radiator.

**BATHROOM** White suite comprising panelled bath with part tiled surround, wash hand basin, WC, part tiled walls, radiator, rear aspect window.

**OUTSIDE FRONT GARDEN:** Laid to lawn with mature shrubs & bushes, to the side of property is a further triangular area of garden, which is laid to lawn. **REAR GARDEN:** Lawned area, flower & shrub beds. There is also a narrow grassed area to the opposite of property leading to front garden. Pedestrian gate & path, which leads across the back of the property and ultimately leads to the GARAGE in block. We understand that this path is also for use of the upstairs maisonette, giving access to the garage block.

**COUNCIL TAX BAND 'B'** - payable 2026/27 - £1,909.55.

**EPC RATING 'D'.**

**GROSS SQUARE MEASUREMENTS** 63.2 sq. metres (680.5 sq. feet) approx.

**TENURE** The Agents are advised this property is LEASEHOLD dated from 2<sup>nd</sup> September 1966 and held on the residue of 999 year lease. The ground rent is £10 per annum.

**DIRECTIONS** Leave Hythe via New Road turning right into Mousehole Lane and at the junction with Southampton Road turn right and then 1<sup>st</sup> left into Hollybank Crescent. Take the 3<sup>rd</sup> turning right into Hillview Road continuing to the very end, turning right into Lanehays Road and 2<sup>nd</sup> left into Fern Road and Conifer Close is the 2<sup>nd</sup> turning on the right, with the property in the far left hand corner.

**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**

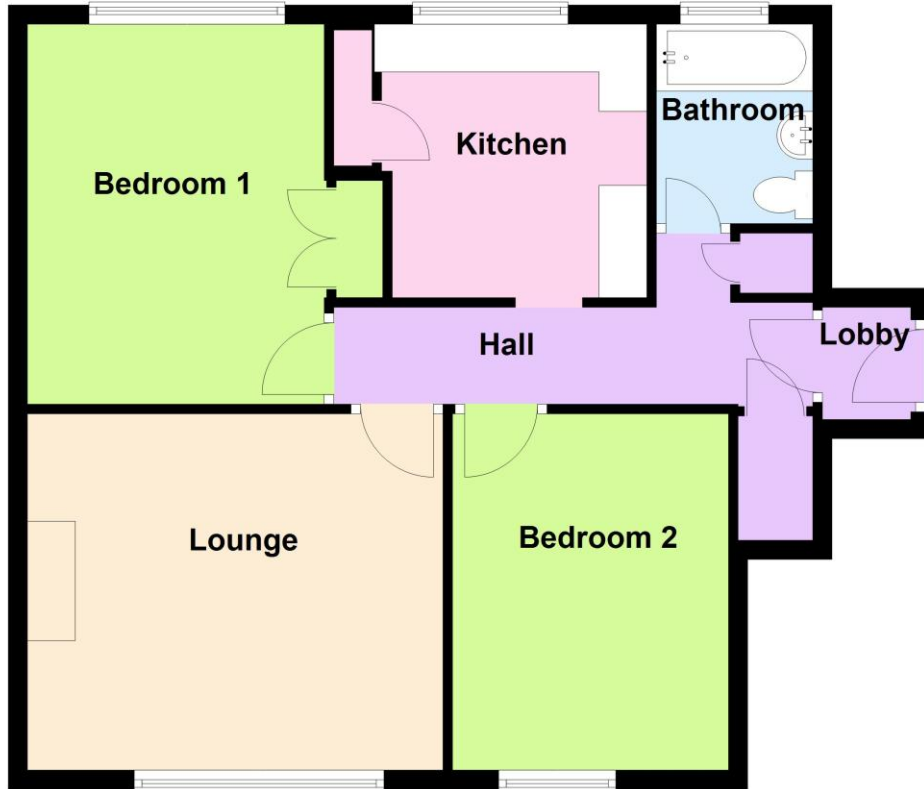
**VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK**

PMD/HC/05.26



## Ground Floor

Approx. 63.2 sq. metres (680.5 sq. feet)



Total area: approx. 63.2 sq. metres (680.5 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

**023 8084 8555**

[sales@pauljeffreys.co.uk](mailto:sales@pauljeffreys.co.uk)

[pauljeffreys.co.uk](http://pauljeffreys.co.uk)

**zoopla**.co.uk

**rightmove**.co.uk  
The UK's number one property website

**paul jeffreys**

Sales | lettings | land

**Open 7 Days**

 Paul Jeffreys Estate Agents

 @pauljeffreys92