



2 Jessop Walk, Hythe, SO45 6DH

£345,000

paul jeffreys



2 Jessop Walk, Hythe

A SPACIOUS 3 BEDROOM, 2 RECEPTION ROOM DETACHED HOUSE WITH GARAGE, WITHIN SHORT WALK OF WATERFRONT AND VILLAGE CENTRE.

Gas central heating, UPVC double glazed windows, large conservatory.

ACCOMMODATION

Entrance hall, shower room, lounge, separate dining room, large conservatory, kitchen, 3 bedrooms, refitted bathroom.

ENTRANCE HALL Half glazed UPVC front door with full height glazed side panel, staircase with small cupboard below, front aspect window, smooth plastered ceiling, space and plumbing for automatic washing machine.

SHOWER ROOM Refitted with white suite with fully tiled shower cubicle with 'Mira Jump' shower, wash hand basin in vanity unit, WC with concealed cistern, tiled floor, extractor fan, chrome heated towel rail, front aspect window.

DINING ROOM c.3.54m x 2.95m (11'7" x 9'8"). Radiator, glazed double doors with glazed side panel leading to conservatory. Smooth plastered ceiling, square arch to:

LOUNGE c.6.05m x 3.11m (19'10" x 10'2"). Gas fired coal effect burner, surround, smooth plastered ceilings, radiator, window overlooking conservatory, high level side aspect window and glazed double doors leading to rear garden.

KITCHEN c.3.53m x 2.27m (11'7" x 7'5"). Comprising inset 'Franke' stainless steel double drainer sink unit with cupboards and drawers below, adjoining worktop with space and plumbing for dishwasher, range of base units with cupboards and drawers with worktops above and tiled splashbacks, space for fridge and

Freezer, range of wall cupboards, 'Beko' gas hob and 'Candy' electric oven below, spotlights, 'Vaillant' gas fired combination boiler, high level side aspect window, glazed door to:

CONSERVATORY c.4.98m x 4.80m (16'4" x 15'9" max measurements as room is 'L' shaped). This is of single skin drylined construction with insulated non transparent roof, 2 rear aspect windows, 1 side aspect window and glazed double door leading to rear garden.

LANDING Front aspect window, hatch to loft space with dropdown ladder, smooth plastered ceiling.

BEDROOM 1 c. 4.85m x 3.56m (15'11" x 11'8"). Radiator, 2 rear aspect windows, 3 built in double wardrobes and further single storage cupboard.

BEDROOM 2 c.3.61m x 2.99m (11'10" x 9'10"). Rear aspect window, radiator, 2 double and 1 single wardrobes.

BEDROOM 3 c.2.59m x 2.39m (8'6" x 7'10" max measurements includes all built in wardrobes, of which there are 3 doubles and 1 single). Radiator, front aspect window.

BATHROOM Refitted with white suite comprising panelled bath with plumbed in shower and fully tiled surround, WC with concealed cistern, wash hand basin in vanity unit, part tiled walls, tiled floor, extractor fan, shaver socket, front aspect window.



OUTSIDE:

FRONT: Small area with shrubs. Gate giving side pedestrian access to the

REAR GARDEN: Which is fully paved with shrubs and bushes and fully enclosed offering good seclusion and a southerly aspect. From the side access there is a door that leads directly into the GARAGE which is situated in a block.

COUNCIL TAX BAND 'D' – payable 2026/27 - £2,455.14

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 119.3 sq. metres (1283 sq. feet) approx.

TENURE The agents are advised this property is FREEHOLD.

AGENTS NOTE The solar panels on the roof are leased.

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 From our office proceed along Prospect Place, passing over the mini roundabout into West Street, take the first turning on the right hand side into Waterside. At the end will be Waterside Square and then Jessop Walk will be found on the left hand side.

VIEWING STRICTLY BY APPOINTMENT

OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 2.00pm

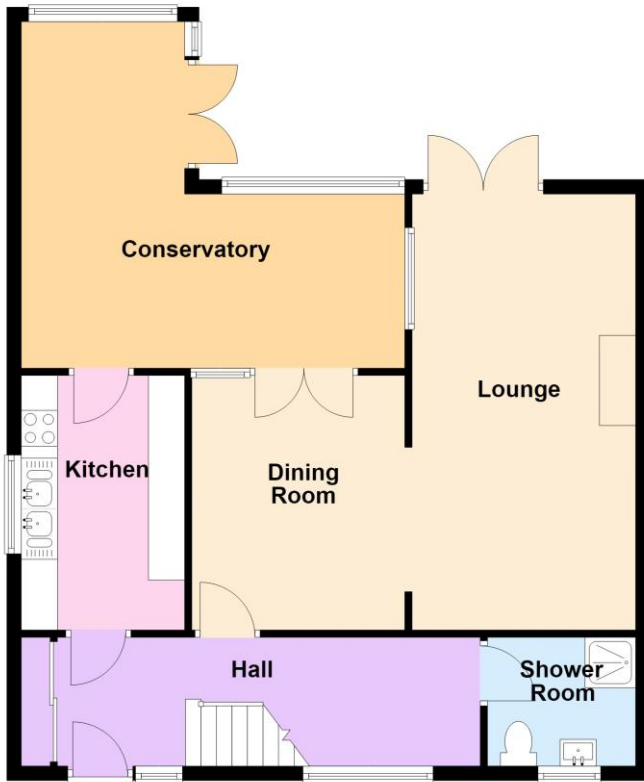
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Ground Floor

Approx. 72.8 sq. metres (783.8 sq. feet)



First Floor

Approx. 46.5 sq. metres (500.8 sq. feet)



Total area: approx. 119.3 sq. metres (1284.6 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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