



26 Butts Ash Lane, Hythe SO45 3QW

£299,950

paul jeffreys



A 3 BEDROOM END OF TERRACE HOUSE

Gas central heating, double glazed windows & doors.
Vendors suited.

ACCOMMODATION

Entrance porch, hall, lounge, kitchen/breakfast room,
study, 3 bedrooms, bathroom, separate WC

ENTRANCE PORCH Of part glazed UPVC construction with sliding patio door and further glazed door and glazed side panel leading to:

ENTRANCE HALL Stairs to first floor, doors to kitchen and lounge and arch to study.

LOUNGE c.5.75m x 3.03m (18'10" x 9'11"). Front aspect window and glazed double doors leading to rear garden, laminate flooring, electric fire, double radiator.

KITCHEN/BREAKFAST ROOM c.3.81m x 3.04m (12'6" x 10'). Comprising 1.5 single drainer stainless steel sink unit, with space & plumbing for automatic washing machine, base units with cupboards & drawers with worktops above and tiled splashbacks, range of wall cupboards, breakfast bar, space for large fridge/freezer, gas hob with externally vented extractor hood over & electric oven below, larder, small understairs storage cupboard, rear aspect window and half glazed door to rear garden.

LANDING Rear aspect window, hatch to loft.

BEDROOM 1 c.4.03m x 2.84m (13'2" x 9'3"). Front aspect window, radiator, single built in cupboard.

BEDROOM 2 c.3.08m x 3.08m (10' x 10' excl. door recess). Front aspect window, radiator, cupboard housing gas fired boiler.

BEDROOM 3 c.2.63m x 2.11m (8'7" x 6'11"). Rear aspect window, radiator, built in cupboard.

BATHROOM White suite comprising panelled bath with mixer tap shower attachment, wash hand basin in vanity unit, part tiled walls, radiator, rear aspect window.

SEPARATE WC WC, rear aspect window.

OUTSIDE

FRONT GARDEN Lawned area, flower beds, side pedestrian access via gate to:

REAR GARDEN With full width paved patio, outside tap, lawned area, timber shed, the rear garden is fully enclosed with fencing and is approx. westerly facing.



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

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 83.9 sq. metres (902.9 sq. feet) approx.

TENURE The agents are advised this property is FREEHOLD.

AGENT'S NOTE The solar panels on the roof will be removed by the vendors.

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 New Road continuing up onto Langdown Lawn. Fork left into Fawley Road just before Hythe Hospital and continue to the top of the hill to the staggered junction, turning right into Butts Ash Lane. The property will be found a short way along on the right hand side just after Chaloner Crescent.

VIEWING STRICTLY BY APPOINTMENT

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

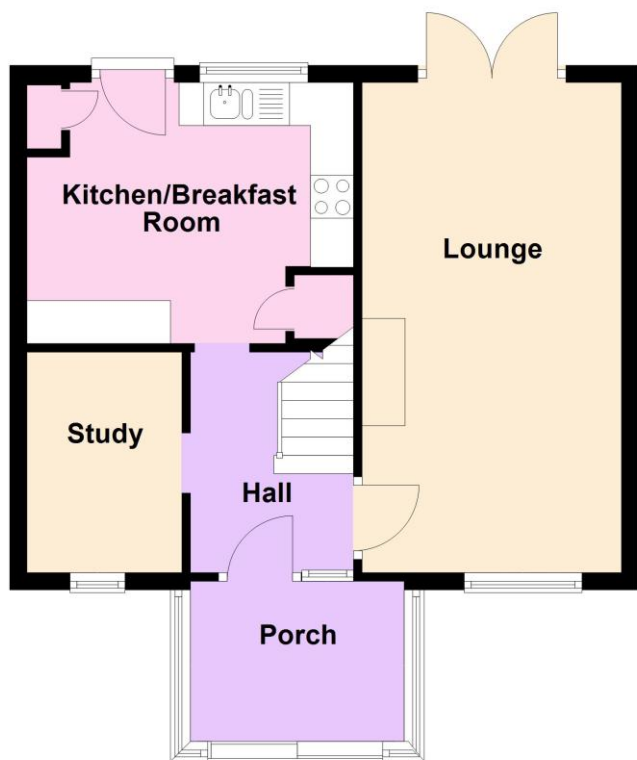
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Ground Floor

Approx. 44.4 sq. metres (477.7 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.1 sq. feet)



Total area: approx. 83.9 sq. metres (902.9 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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