



16 Hotspur Close, Hythe SO45 6DP

£165,000

paul jeffreys



16 Hotspur Close, Hythe

A FIRST FLOOR 2 BEDROOM MAISONETTE, ON RESIDUE OF SHORT LEASE

Gas central heating with recently installed boiler, double glazing, attractive garden, garage in block. NO CHAIN.

ACCOMMODATION

Entrance hall, lounge, kitchen, 2 bedrooms, shower room

ENTRANCE HALL UPVC glazed front door, two cupboards, stairs to:

LANDING Side aspect window, airing cupboard housing recently installed 'Worcester' combination boiler, hatch to loft space, door to:

LOUNGE c.4.37m x 3.86m (14'4" x 12'8"). Electric fire with surround, TV point, front aspect window.

KITCHEN c.2.84m x 2.64m (9'4" x 8'8"). Range of base units with cupboards and drawers, 'Bosch' automatic washing machine, under-counter fridge and freezer, gas oven & hob, worktops, stainless steel sink unit, tiled splashbacks, range of wall cupboards, larger cupboard housing tumble dryer, rear aspect window.

BEDROOM 1 c.3.96m x 3.15m (13' x 10'4"). Radiator, built in double wardrobe, rear aspect window.

BEDROOM 2 c.3.86m x 2.92m (12'8" x 9'7"). Radiator, over-stairs cupboard, front aspect window.

SHOWER ROOM WC, pedestal wash hand basin, large shower cubicle with 'Triton' electric shower over and glazed screen, fully tiled walls, rear aspect window.

OUTSIDE

REAR The garden is mainly laid to lawn, small patio area. **GARAGE IN BLOCK.**

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

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 73.8 sq. metres (794.3 sq. feet) approx.

TENURE The Agents are advised this property is LEASEHOLD, with 46 years remaining on the lease. Ground rent is £201 pa.

AGENT'S NOTE Due to the short lease this property is only suitable for cash buyers.

DIRECTIONS Leave Hythe via Prospect Place and at the mini roundabout take 2nd exit into West Street, continuing round the left sharp bend for a short way and continue to the next sharp left bend and 1st left into West Hill Drive. At the 'T' turn right into Hotspur Close, follow round to the right and the property will be found on the right hand side.

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

MJD/HC/07.26



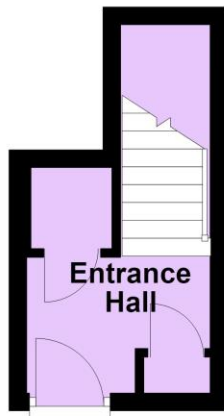
First Floor

Approx. 67.0 sq. metres (721.3 sq. feet)



Ground Floor

Approx. 6.8 sq. metres (73.0 sq. feet)



Total area: approx. 73.8 sq. metres (794.3 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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