



53 Windrush Way, Hythe, SO45 6JF

£185,000

paul jeffreys



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A PURPOSE BUILT 2 BEDROOM GROUND FLOOR MAISONETTE WITH EXTENDED LEASE.

UPVC double glazed windows and doors, some electric heating.
NO CHAIN.

ACCOMMODATION

Entrance lobby, hall, inner hall, kitchen, 2 double bedrooms, modern bathroom.

ENTRANCE LOBBY UPVC front door with glazed side panel, door and glazed side panel leading to:

LOUNGE c.4.08m x 3.90m (13'4" x 12'9" max). Front aspect window, storage heater, electric fire and surround, wood laminate flooring, door to:

INNER HALL Airing cupboard with lagged tank and immersion.
NOTE the cold water storage tank is of asbestos construction.

KITCHEN c.2.96m x 2.80m (9'8" x 9'2"). Comprising inset single drainer stainless steel sink unit with cupboards and drawers below, range of base units with cupboards with worktops above and tiled splashbacks, space and plumbing for automatic washing, range of wall cupboards, space for a fridge/freezer, space for cooker, tiled floor, rear aspect window and glazed door leading to rear.

BEDROOM 1 c.3.82m x 3.10m (12'6" x 10'2" measurements include built in wardrobes). Front aspect window, 3 mirrored door wardrobe, wood laminate flooring.

BEDROOM 2 c.3.10m x 3.07m (10'2" x 10'1" max measurements as is slightly 'L' shaped). Rear aspect window.

BATHROOM White suite comprising panelled bath with 'Mira Sprint' shower over, pedestal wash hand basin, WC, fully tiled walls, tiled floor, storage heater, rear aspect window.

OUTSIDE

FRONT GARDEN Communal gardens, laid to lawn.

REAR GARDEN Communal garden, laid to lawn with concrete path. There is a bin store area and a drying area for all residents of the properties.

NOTE there is no allocated parking with the property.

COUNCIL TAX BAND 'A' - payable 2026/27 - £1,636.76

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 54.6 sq. metres (587 sq. feet) approx.

TENURE The Agents are advised this property is LEASEHOLD. We understand that the lease was extended and is for a term of 175 years from the 1st October 2010. Therefore, there are approximately 159 years remaining. Ground Rate is £8 per annum; service charge is £640 per annum.

DIRECTIONS Leave Hythe via New Road and continue up onto Langdown Lawn and immediately fork left into Windrush Way. Follow the road down almost to the end and the property will be found on the left hand side indicated by our For Sale board.

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/SW/08.26



Ground Floor

Approx. 54.6 sq. metres (587.7 sq. feet)



Total area: approx. 54.6 sq. metres (587.7 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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