



22 Hollybank Road, Hythe SO45 5FQ

£375,000

paul jeffreys



AN ATTRACTIVE 3 BEDROOM DETACHED BUNGALOW
WITHIN WALKING DISTANCE OF HYTHE VILLAGE
CENTRE & WATERFRONT

Gas central heating, UPVC double glazed windows &
doors
NO CHAIN

ACCOMMODATION

Entrance hall, lounge, kitchen, 3 bedrooms, shower room

ENTRANCE HALL Part glazed front door, radiator, airing cupboard with 'Viessmann' gas fired boiler and lagged tank & immersion, 'Honeywell' heating/water controls, hatch to loft space.

LOUNGE c.4.65m x 3.34m (15'3" x 10'11") (longest measurement excludes walk-in bay window). Front aspect walk-in bay window, side aspect window, fireplace with tiled surround, double radiator

KITCHEN c.3.34m x 3.34m (10'11" x 10'11"). Comprising white enamel single drainer sink unit with cupboards & drawers below, adjoining cupboards & drawers and space & plumbing for automatic washing machine. Base units with worktops above, part tiled walls, range of wall cupboards, larder cupboard, space for small breakfast table, rear & side aspect windows, half glazed door to:

REAR PORCH Of UPVC construction, being half glazed with 3 steps leading down to half glazed door to drive.

BEDROOM 1 c.3.40m x 3.31m (11'4" x 10'10"). Radiator, built in wardrobes, rear aspect window.

BEDROOM 2 c.3.00m x 2.86m (9'10" x 9'4"). Radiator, built in wardrobes, front aspect window.

BEDROOM 3 c.3.00m x 2.20m (9'10" x 7'2"). Double wardrobe, no radiator, sliding patio door to front of property.

SHOWER ROOM White suite comprising walk-in shower cubicle with 'Bristan' shower, WC, wash hand basin in vanity unit, half tiled walls, radiator, electric wall heater, rear aspect window.

OUTSIDE

FRONT GARDEN Bordered to the front boundary by low brick wall, lawned area, block paved drive giving ample parking leading to DETACHED GARAGE with access from drive with power & light. NB There is no up and over garage door and just a personal door to access the garage, furthermore, the garage is constructed of asbestos.

REAR GARDEN With access from the drive and the opposite side of the bungalow. Tarmac patio area and further paved patio, lawned area, small shed, small greenhouse.



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

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 71 sq. metres (764.2 sq. feet) approx.

TENURE The agents are advised this property is FREEHOLD.

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 Jones Lane and on reaching the junction with Southampton Road turn left and immediately right into Hollybank Road. Continue past Roberts Road on the right and the property will be found a short way along on the right, indicated by our For Sale board.

VIEWING STRICTLY BY APPOINTMENT

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

PMD/HC/09.26





Ground Floor

Approx. 71.0 sq. metres (764.2 sq. feet)



Total area: approx. 71.0 sq. metres (764.2 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

pauljeffreys.co.uk

Zoopa.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