



34 Hollybank Crescent, Hythe SO45 5GH

£339,950

paul jeffreys



A 2 BEDROOM DETACHED BUNGALOW WITHIN LEVEL WALK OF HYTHE VILLAGE CENTRE

Gas central heating, refitted shower room, plastic fascias/soffits/gutters, double glazed conservatory, UPVC double glazed windows & doors. NO CHAIN.

ACCOMMODATION

Hall, lounge, kitchen/diner, 2 bedrooms, shower room

HALL Airing cupboard with lagged tank, radiator, hatch to loft space. Glazed door to front lobby with front aspect window. NB This was originally the position of the front door and this could be reinstated if so required.

LOUNGE c.3.92m x 3.33m (12'10" x 10'11"). Double radiator, gas fire, glazed double doors with glazed side panels leading to:

CONSERVATORY c.3.05m x 2.40m (10' x 7'10"). Of part brick cavity construction with double glazed units and polycarbonate roof and glazed door leading to rear garden.

KITCHEN/DINER c.5.73m x 2.21m (18'9" x 7'3"). Comprising stainless steel single drainer sink unit with cupboards below, base units with cupboards and drawers with worktops above & tiled splashbacks, wall cupboards, 'New World' gas hob, space & plumbing for automatic washing machine, radiator. Cupboard housing 'Worcester Greenstar' gas fired boiler. Side aspect window, part glazed door to side of property and further half glazed door leading to rear garden.

BEDROOM 1 c.3.94m x 2.82m (12'11" x 9'3"). Front aspect window, radiator, built in double wardrobe with mirrored sliding doors.

BEDROOM 2 c.3.14m x 2.82m (10'3" x 9'3"). Side aspect window, radiator.

SHOWER ROOM Refitted with white suite comprising walk-in shower with glass screen and 'Triton T80' electric shower, wash hand basin in vanity unit with tiled splashbacks, WC with concealed cistern, smooth plastered ceiling, recessed downlighters, extractor fan, radiator, front & side aspect windows.

OUTSIDE

FRONT GARDEN Brick wall to front boundary, all of the front garden is paved, with paved pathway giving side access to the rear garden. Concrete drive with parking for approx. 3 cars, outside tap, leading to GARAGE with up and over door.

REAR GARDEN With various flower & shrub beds, ornamental pond, paved areas. The garden is fully enclosed and is near south facing.



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

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 62 sq. metres (743 sq. feet) approx.

TENURE The agents are advised this property is FREEHOLD

NOTE The sale is subject to the granting of probate.

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 Mousehole Lane and on the junction with Southampton Road turn right and 1st left into Hollybank Crescent. After passing the two turnings on the left hand side, continue for a short way and No. 34 will be found on the left hand side, 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/10.26





Ground Floor

Approx. 69.0 sq. metres (743.0 sq. feet)



Total area: approx. 69.0 sq. metres (743.0 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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