



3 Hythe Terrace Portland Drive, Merstham, RH1 3GD

Asking Price £495,000

A three double bedroom property offered to the market with flexible accommodation set over three floors, allocated parking, front and rear gardens, remainder NHBC Warranty, 19' x 9' kitchen/breakfast room, 15' x 11' living room, ground floor cloakroom, en-suite shower and family bathroom. Merstham Village offers excellent local schools, shops and amenities and mainline railway station providing links to London, Gatwick and the South Coast. The property is within easy access to the Surrey Hills and buses serve Redhill town centre which offers more comprehensive facilities including restaurants, shops, banks and Redhill station. The M23/25 motorway can be accessed at the Hooley interchange Junction 7.

DOUBLE GLAZED FRONT DOOR

Leading through to:

ENTRANCE HALL

Stairs leading to first floor landing, radiator, thermostat for heating, power points, door to:

DOWNSTAIRS CLOAKROOM

Comprising low level WC, vanity unit with inset wash hand basin and chrome style mixer tap, tiled splash-back, chrome heated towel rail, down-lighter, extractor, tiled floor.

LIVING ROOM 15'8 x 11'1 (4.78m x 3.38m)

Front aspect Upvc double glazed windows, radiator, power points, media point, dimmer switch.

KITCHEN/BREAKFAST ROOM 19'1 x 9'11 (5.82m x 3.02m)

A range of wall mounted and base level units, square edge work surface, stainless steel sink with mixer tap, integrated double oven with integrated 4 ring gas hob and extractor hood above, cupboard housing Ideal boiler, integrated Zanussi dishwasher, integrated Zanussi washer/dryer, integrated fridge/freezer, radiator, tiled flooring, down-lighters, smoke alarm, rear aspect Upvc double glazed patio doors giving access to patio and rear garden, rear aspect Upvc double glazed window overlooking rear garden, cupboard housing fuse board and shelving, dimmer switch.

STAIRS LEADING TO FIRST FLOOR LANDING

Front aspect Upvc double glazed window, cupboard housing Megaflow water tank with control panel, radiator, power points, stairs leading to second floor landing, door to:

FAMILY BATHROOM

A white three piece suite comprising low level WC, pedestal wash hand basin with chrome style mixer tap and tiled splash-back, panel enclosed bath with separate shower over bath, tiled floor, tiled walls, chrome heated towel rail, wall mounted medicine cabinet, shaver point, extractor, down-lighters.

MAIN BEDROOM 15'9 x 10'7 (4.80m x 3.23m)

Rear aspect Upvc double glazed windows overlooking rear garden, radiator, power points, fitted cupboard with hanging rail and shelving, door to:

EN-SUITE SHOWER ROOM

Suite comprising low level WC, vanity unit with inset wash hand basin and chrome style mixer tap and tiled splash-back, shower cubicle, chrome heated towel rail, tiled floor, shaver point, down-lighters, extractor.

BEDROOM 2 11'9 x 7'9 (3.58m x 2.36m)

Front aspect Upvc double glazed window, radiator, power points.

STAIRS LEADING TO SECOND FLOOR LANDING

Smoke alarm, radiator, door to:

BEDROOM 3 16'6 x 15'5 (5.03m x 4.70m)

Front aspect Upvc picture window, rear aspect Velux sky-light windows, eaves storage, radiator, power points, further eaves storage, recessed area with hanging rail.

OUTSIDE

FRONT GARDEN

Pathway leading to front door, mature shrubs and flower borders.

REAR GARDEN

Stone paved patio, rear access, outside power point, outside light, outside water tap, area of level lawn, timber built shed, close board fencing.

ALLOCATED PARKING

COUNCIL TAX BAND D

Floor Plan

HYTHE TERRACE
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1312 SQ FT - 121.89 SQ M
(INCLUDING RESTRICTED HEIGHT AREA)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 99 SQ FT - 9.17 SQ M

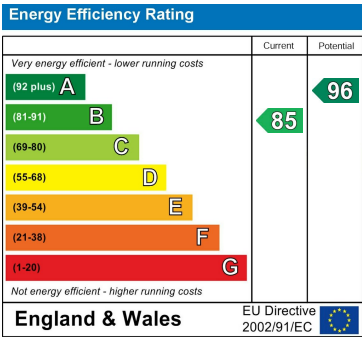


FOR ILLUSTRATION PURPOSES ONLY
THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.