



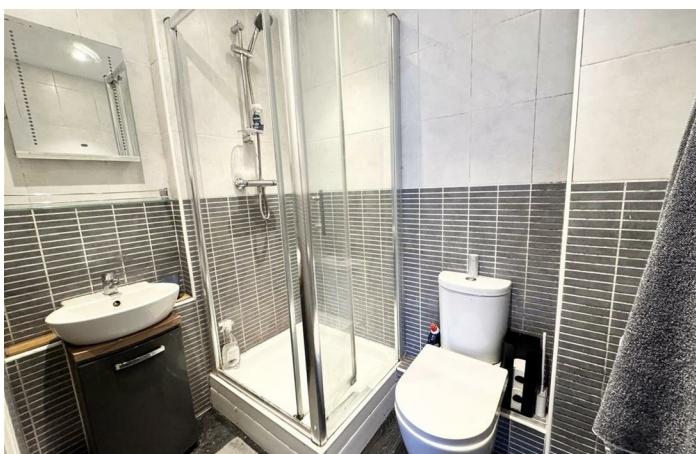
32 Scott-Paine Drive

Hythe, SO45 6JB

- POPULAR WATERFRONT LOCATION
- TWO DOUBLE BEDROOMS
- EN-SUITE + FAMILY BATHROOM
- 999 YEAR LEASE - PEPPERCORN GR
- OWNERS RIGHT TO MANAGE
- TWO ALLOCATED PARKING SPACES
- WALK TO SHOPS & VILLAGE
- TOP FLOOR APARTMENT
- WATER VIEWS
- CALL CITRINE TO BOOK A VIEWING TODAY!

Asking Price £270,000





ENTRANCE HALL

The entrance hall welcomes you in to this top floor two bedroom, two bathroom apartment, and leads you in to all the rooms in the property. There's space to hang coats and leave your shoes and there's a storage cupboard with shelves and the boiler.

LIVING/DINING ROOM

A light and airy room with wood effect laminate flooring and lovely views of the water and magical sunsets. There is two sets of French doors to Juliet balconies. Doors and windows are double glazed and the room has a double aspect.

KITCHEN/BREAKFAST

The Kitchen has lovely cottage style unit sand work surfaces with a tiled splash back. There is a breakfast area, Inset electric oven, 4 ring gas hob with an extractor fan. There is space for a tall fridge freezer and plumbing for a washing machine and dishwasher.

MASTER BEDROOM

A generous size double bedroom with views and a modern en-suite bathroom. Laminate flooring and a range of triple wardrobes.

MASTER EN-SUITE

The en-suite is a modern grey and white bathroom suite with fully tiled walls. It includes a shower cubical, W.C and a vanity wash basin. There is a handy ladder style heated towel rail and extractor fan.

BEDROOM 2

Spacious double bedroom with views, wood effect laminate flooring and white painted walls.

BATHROOM

A Modern white and black tiled bathroom suite, which includes a bath with mixer taps and a shower above. It also includes a W.C, wash basin, radiator, shaver point and extractor fan

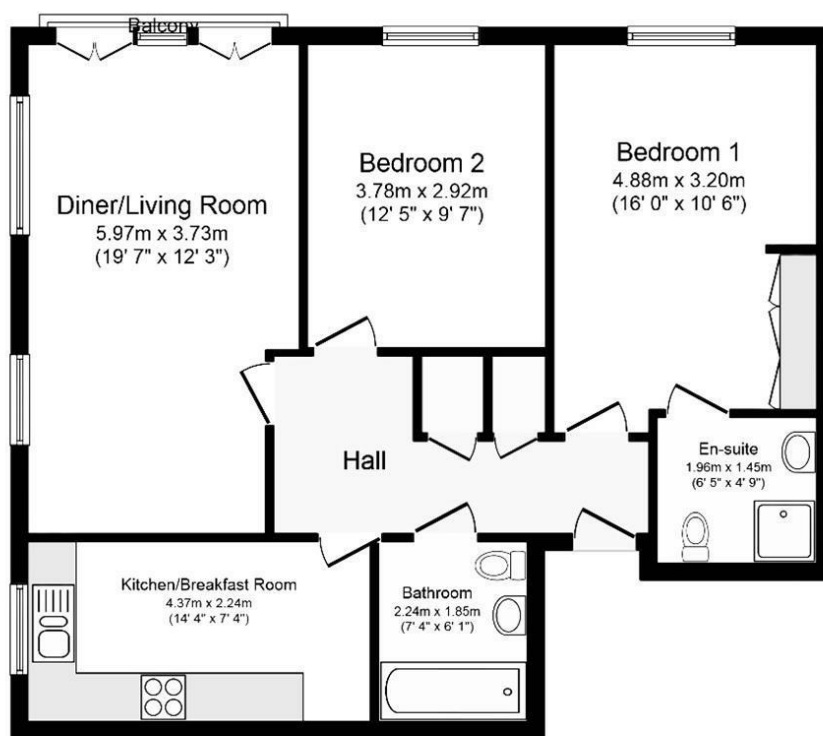
OFF ROAD PARKING

Two allocated spaces

Lease left: 999 years
SA: £1500 PA
GR: £0



Local Authority **NFCD**
Council Tax Band **C**
EPC Rating **C**
Annual Service Charge: £1,560



Floor Plan

Total floor area 75.1 sq. m. (808 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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