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## Hythe Road, Surbiton, KT6 6BQ

An outstanding, spacious, well-presented two-double bedroom, two-bathroom first floor lift serviced apartment with a private balcony and parking. Located in a quiet cul-de-sac within a short walk of Surbiton mainline station and high street. The many benefits include a large living room with ample sitting and dining space and a door to the private balcony. Plus a separate sleek contemporary kitchen with integral appliances. The good size main bedroom has a modern en-suite bathroom with a shower over the bath. There is a double second bedroom plus a coordinated 'Jack & Jill' shower room. The welcoming entrance hallway includes storage cupboards. The balcony overlooks the communal garden. Electric underfloor heating. Parking at the front of the property. Council tax band D. Lease 112 years. The building enjoys the right to manage. We are informed the service charge is £3081 pa and the ground rent £250 pa. Sold with no onward chain. An excellent home.

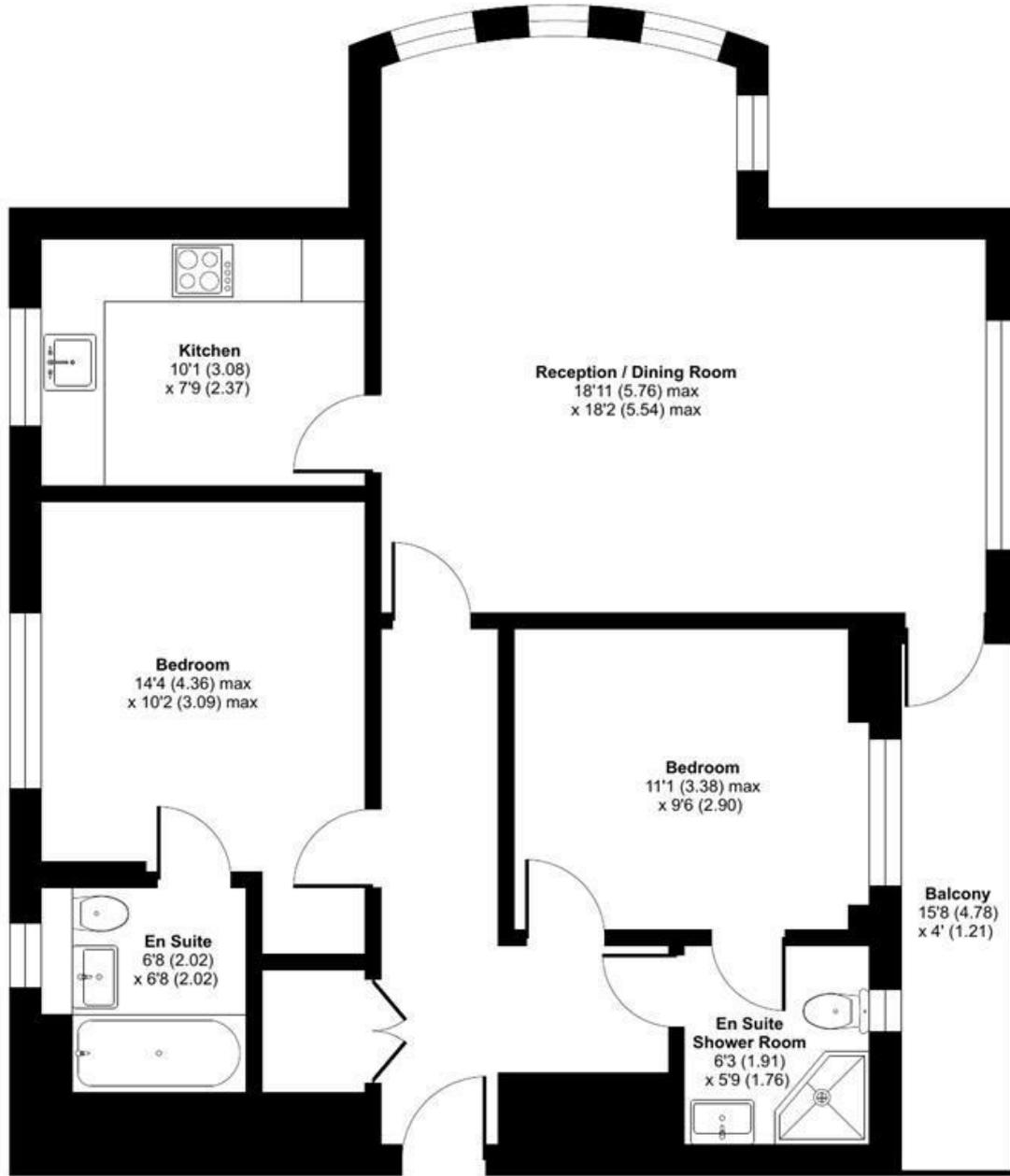
**Guide Price £450,000 Leasehold**

**EPC Rating: C**

# Hythe Road, Surbiton, KT6

Approximate Area = 818 sq ft / 75.9 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Matthew James. REF: 1415542

We aim to make our property details a reliable guide. However they are not guaranteed and do not form part of a contract. Information in relation to lease length, service charge and ground rent has been provided by the vendor, they are likely to be subject to reviews and increases in the future and will need to be verified by your legal representative. Please note that appliances and heating systems have not been tested and therefore no warranty can be given as to their good working order. Carpets, curtains, gas fires, electrical goods/fitings and other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matters which are likely to affect your decision to buy, please contact our office.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		77	77
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		