



22 Fulmar Drive, Hythe, SO45 3FZ

paul jeffreys



A TWO BED GROUND FLOOR MAISONETTE IN A NICE LOCATION
WITH AN EXTENDED LEASE.

Gas Central heating, double glazing, garage in block, NO CHAIN.

ACCOMMODATION

Entrance hall, Lounge, Kitchen, Two Bedrooms, Bathroom.

ENTRANCE HALL UPVC Part glazed door with glazed side panel.
Storage cupboard, radiator, meter cupboard and door to

LOUNGE c.4.47m x 4.01m (14'8" x 13'2") Radiator, gas fire with
brick surround, rear aspect double glazed window,

KITCHEN c.2.89m x 2.03m(9'6" x 6'8") Range of base units with
cupboards and drawers, work tops, stainless steel sink unit,
electric oven, tiled splashbacks, range of wall cupboards, Vaillant
gas combination boiler, space for fridge freezer, rear aspect
window.

BEDROOM 1 c.3.65m x 2.89m (12' x 9'6") Radiator, built in
wardrobes, front aspect windows.

BEDROOM 2 c. 3.65m x 2.74m (12' x 9') Radiator, front aspect
window, built in wardrobes.

BATHROOM Panel bath with electric Triton shower overhead.
WC, wash hand basin, fully tiled walls, radiator, side aspect
windows.

OUTSIDE Good sized private rear garden with mature
shrubby and hedges and trees. Garage in block to rear, second
to the right hand side.

COUNCIL TAX BAND 'A' – Payable 2021/22 - £1,295.20.

EPC RATING 'C'

GROSS SQUARE MEASUREMENTS: 58.6 sq. metres (631.0 sq.
feet) approx.

TENURE The Agents are advised this property is LEASEHOLD on
the remainder of a 140 year lease which was renewed in April
2020. We understand the ground rent is £175.00 per annum.

DIRECTIONS Leave Hythe via New Road and Langdown Lawn,
forking left into Fawley Road, proceed for a short while and take
the left into Frost Lane just before Seadown Vets. Take the third
left in Fulmar Drive and the property will be found about half way
up on the right hand side indicated by our 'For Sale' board.

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

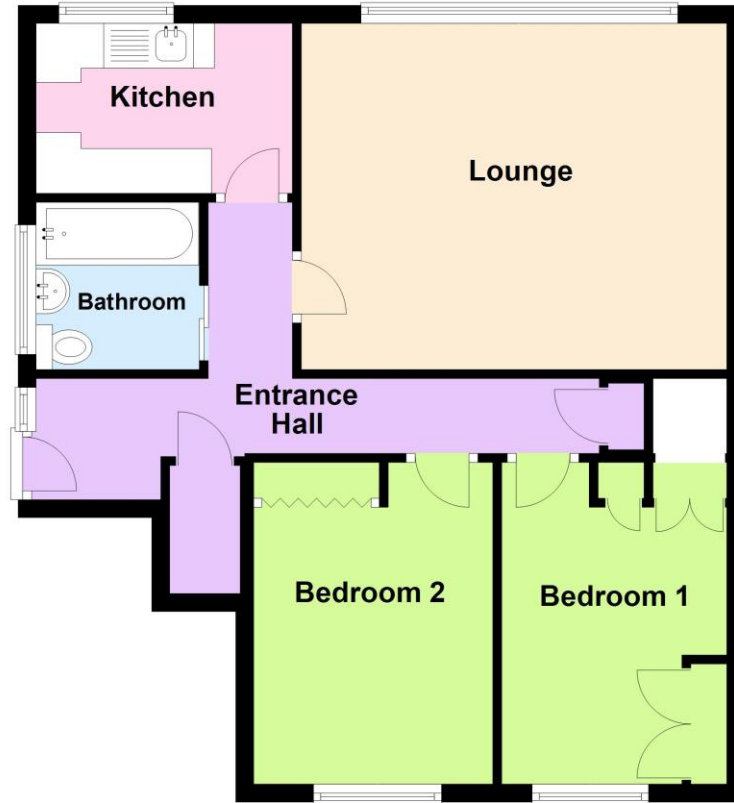
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

MJD/BH/05.06



Ground Floor

Approx. 58.6 sq. metres (631.0 sq. feet)



Total area: approx. 58.6 sq. metres (631.0 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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