



17 Curlew Walk, Hythe SO45 3FX

£255,000

paul jeffreys



## 17 Curlew Walk, Hythe

A 2 BEDROOM DETACHED BUNGALOW IN A QUIET AREA OF  
HYTHE

Gas central heating, double glazing.  
NO CHAIN.

### ACCOMMODATION

Lounge, kitchen, two bedrooms, shower room.

**KITCHEN** c.3.89m x 3.05m (12'9" x 10') UPVC glazed front door, range of base units with cupboards and drawers, built in 'Beko' oven and 'Indesit' electric hob with stainless steel extractor fan over, space for appliances, worktops, sink unit, range of wall cupboards, heated towel rail, smooth plastered ceiling with recess downlighters, front aspect window, door to:

**LOUNGE** c.4.04m x 3.38m (13'3" x 11'1"). TV point, radiator, front aspect window.

**BEDROOM 1** c.3.28m x 3.25m (10'9" x 10'8"). Radiator, built in cupboard, rear aspect window.

**BEDROOM 2** c.3.43m narrowing to 2.36m x 3.35m (11'3" narrowing to 7'9" x 11'). Radiator, rear aspect window, wooden glazed door to:

**CONSERVATORY** c.4.42m x 2.46m (14'6" x 8'1"). Part brick UPVC construction, radiator, UPVC glazed door to garden.

**SHOWER ROOM** WC with concealed cistern, wash hand basin in vanity unit, corner shower cubicle with glazed door and 'Triton' electric shower over, radiator, fully tiled walls and floor, side aspect window.

### OUTSIDE

**FRONT** Mostly laid to lawn with mature shrubbery, side access to:

**REAR** Mostly laid to lawn, mature shrubbery, raised shingled area, greenhouse, garden shed.



COUNCIL TAX BAND 'C' – payable 2025/26 - £2,081.18

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 66.6 sq. metres (716.4 sq. feet) approx.

TENURE The agents are advised this property is FREEHOLD.

AGENT'S NOTE Sale subject to grant of probate.

AGENT'S NOTE The boiler has been condemned.

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 New Road continuing up onto Langdown Lawn and take the second left into Deerleap Way, follow for a short while and round the corner where this turns into Rosebury Avenue and take the left into Furzy Avenue, follow round the sharp left hand bend and follow for around half a mile and take the last right into Curlew Drive and Curlew Walk will be found on the right hand side up the walk way.

VIEWING STRICTLY BY APPOINTMENT

OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

MJD/SW/05.25





## Ground Floor

Approx. 66.6 sq. metres (716.4 sq. feet)



Total area: approx. 66.6 sq. metres (716.4 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.

independent estate agents

**023 8084 8555**

[sales@pauljeffreys.co.uk](mailto:sales@pauljeffreys.co.uk)

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@pauljeffreys92