6 Guillemot Close, Hythe SO45 3GJ

£217,500

paul jeffreys

6 Guillemot Close, Hythe

AN ATTRACTIVE FIRST FLOOR MAISONETTE
WITH GARAGE IN BLOCK
Gas central heating, double glazing

ACCOMMODATION
Entrance porch, landing, lounge/diner, kitchen,
2 bedrooms, bathroom

ENTRANCE HALL UPVC glazed front door, tiled flooring, radiator, cupboard, stairs to:

LANDING Radiator, storage cupboard, side aspect window, hatch to loft with ladder, light and partly boarded, door to:

LOUNGE/DINER c.5.87m x 3.68m (19'3" x 12'1"). Fireplace with gas fire, radiator, smooth plastered ceilings with recessed downlighters, front aspect window.

KITCHEN c.3.76m x 1.83m (12'4" x 6'). Range of base units with cupboards and drawers, space for appliances, built in 'Zanussi' oven, 'Baumatic' gas hob with stainless steel extractor fan over, worktops, 1.5 bowl sink unit, tiled splashbacks, range of wall cupboards, tiled flooring, 'Worcester' combination boiler, smooth plastered ceilings with recessed downlighters, rear aspect window.

BEDROOM 1 c.3.76m x 2.92m (12'4" x 9'7"). Radiator, storage cupboard, rear aspect window.

BEDROOM 2 c.3.76m x 2.80m (12'4" x 9'2"). Radiator, rear aspect window.

BATHROOM WC, pedestal wash hand basin, P shaped bath with 'Mira' electric shower over, heated towel rail, storage cupboard, smooth plastered ceiling, recessed downlighters, tiled flooring, front aspect window.

OUTSIDE Your garden is the front garden, which is laid to lawn.

COUNCIL TAX BAND 'A' - payable 2026/27 - £1,636.76.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 72.2 sq. metres (776.9 sq. feet) approx.

TENURE The Agents are advised this property is LEASEHOLD with a lease from 01.01.1962 for 189 years. We understand there is a peppercorn Ground Rent.

DIRECTIONS Leave Hythe via New Road and Langdown Lawn turning left into Deerleap Way, follow for a short while and this becomes Rosebery Avenue, turn left into Furzey Avenue, continue round the sharp left hand bend and this becomes Fulmar Drive. Turn left into Guillemot Close and the property will be found on the right, 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.

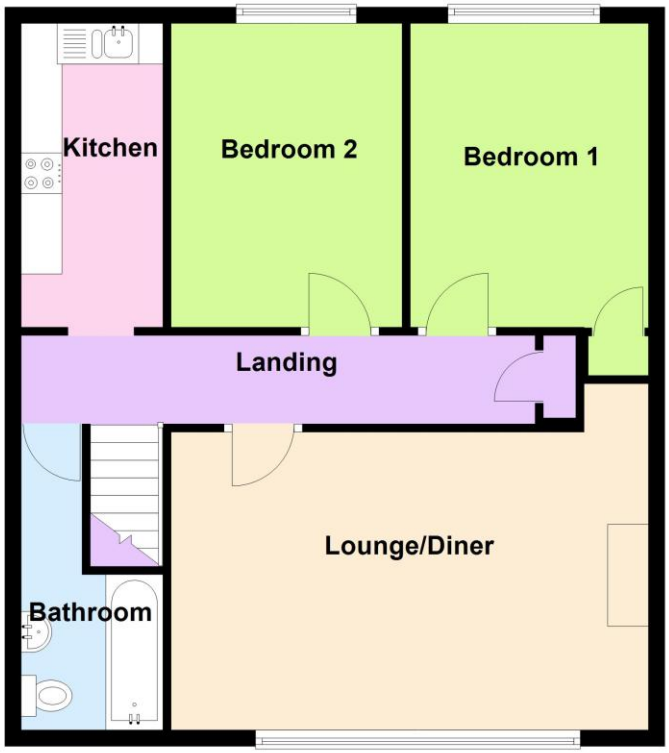
NOTE FLOOR PLAN IS FOR GUIDANCE ONLY

VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

MJD/HC/01.26

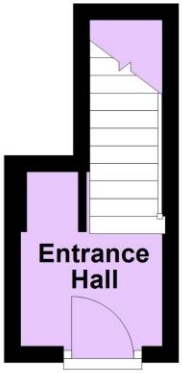
First Floor

Approx. 66.8 sq. metres (718.9 sq. feet)



Ground Floor

Approx. 5.4 sq. metres (58.0 sq. feet)



Total area: approx. 72.2 sq. metres (776.9 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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