



4 Tormead, Hythe, SO45 5AW

£399,950

paul jeffreys



4 Tormead, Hythe

A 3 BED DETACHED HOUSE IN A POPULAR PART OF HYTHE,
WITH STUNNING VIEWS OVER SOUTHAMPTON WATER
Gas central heating with recently installed boiler, double glazing,
driveway leading to garage. NO CHAIN.

ACCOMMODATION

Entrance porch, lounge, kitchen/breakfast room, dining room,
cloakroom, 3 bedrooms, shower room.

ENTRANCE PORCH Of UPVC construction, UPVC glazed front
door, UPVC glazed door to:

LOUNGE c.5.95m x 4.34m (19'5" x 14'3"). Two radiators,
fireplace with electric fire, TV point, front aspect window, glazed
door to:

KITCHEN/BREAKFAST ROOM c.5.92m x 3.48m (19'5" x 11'5").
Range of base units with cupboards and drawers, space for
automatic washing machine, worktops, stainless steel 1.5 bowl
sink unit, tiled splashbacks, range of wall cupboards, recently
installed 'Worcester' boiler, UPVC glazed door to side, opening
to:

DINING ROOM c.2.84m x 2.62m (9'4" x 8'7"). Radiator,
recessed downlighters, skylight, double glazed doors to rear.

SIDE ACCESS UPVC glazed door front and back, door to:

GARAGE AREA With power and light, door to:

CLOAKROOM WC, wash hand basin, radiator, rear aspect
window.

LANDING Hatch to loft space, storage cupboard, radiator, side
aspect window, door to:

BEDROOM 1 c.4.37m x 3.15m (14'4" x 10'4"). Radiator, recently
installed wardrobes, front aspect window.

BEDROOM 2 c.3.25m x 3.15m (10'8" x 10'4"). Radiator, rear
aspect window.

BEDROOM 3 c.3.20m narrowing to 2.36m x 2.67m (10'6"
narrowing to 7'9" x 8'9"). Radiator, built in cupboards, telephone
point, front aspect window.

SHOWER ROOM WC, wash hand basin in vanity unit, shower
cubicle with plumbed in shower over and glazed panel, heated
towel rail, part tiled walls, rear aspect window.

OUTSIDE

FRONT GARDEN Laid to lawn area with mature shrubbery, block
paved driveway leading to GARAGE with up and over door.

REAR GARDEN Easy maintenance garden, which is mainly slabs
and shingle with mature shrubbery, outside tap, greenhouse,
garden shed, pond.



COUNCIL TAX BAND 'D' – payable 2026/27 - £2,455.14.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 123.5 sq. metres (1,329.6 sq. feet) approx. including garage.

TENURE The agents are advised this property is FREEHOLD.

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 continue on up to Whitewater Rise roundabout, taking 3rd exit into Upper Mullins Lane and 3rd right into The Mead and 1st right into Tormead, where the property will be found on the left hand side.

VIEWING STRICTLY BY APPOINTMENT

OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 2.00pm

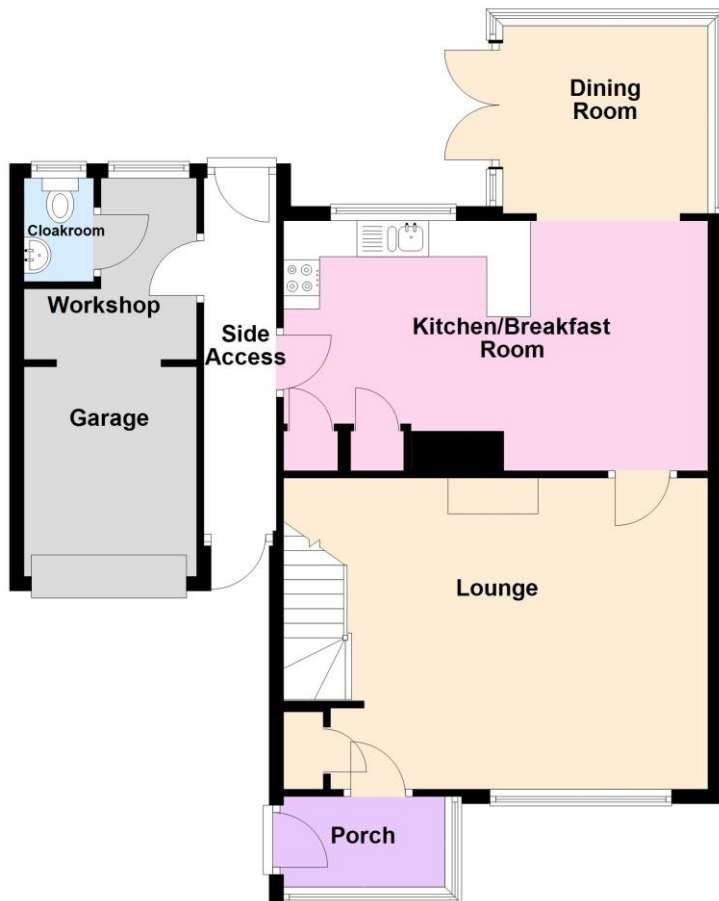
MJD/HC/04.26





Ground Floor

Approx. 76.8 sq. metres (826.4 sq. feet)



First Floor

Approx. 46.8 sq. metres (503.2 sq. feet)



Total area: approx. 123.5 sq. metres (1329.6 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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