



1 Ambulance House, Beaulieu Road, Hythe SO45 5GU

£299,950

paul jeffreys



# 1 Ambulance House, Hythe

A GOOD SIZE 3 BEDROOM SEMI-DETACHED HOUSE  
Gas central heating, double glazing, 2 reception rooms,  
good size garden. NO CHAIN

## ACCOMMODATION

Entrance hall, lounge, kitchen, dining room, cloakroom,  
utility room, 3 bedrooms, wet room, separate WC

**ENTRANCE HALL** UPVC glazed front door, glazed side panel, understairs cupboard, door to:

**LOUNGE** c.4.39m x 3.48m (14'5" x 11'5"). Radiator, electric fire with surround, front aspect window.

**KITCHEN** c.3.12m x 2.74m (10'3" x 9'). Range of base units with cupboards and drawers, worktops, space for appliances, sink unit, tiled splashbacks, range of wall cupboards, rear aspect window, opening to:

**DINING ROOM** c.3.05m x 2.95m (10' x 9'8"). Radiator, UPVC glazed double doors to rear.

**UTILITY ROOM** c.2.26m x 2.13m (7'5" x 7'). Range of base units, worktops, radiator, door to front and door to:

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

**LANDING** Hatch to loft space, airing cupboard with 'Worcester' boiler, door to:

**BEDROOM 1** c.3.58m x 3.07m (11'9" x 10'1"). Built in wardrobes, radiator, rear aspect window.

**BEDROOM 2** c.3.58m x 3.53m (11'9" x 11'7"). Radiator, front aspect window.

**BEDROOM 3** c.2.62m x 2.49m (8'7" x 8'2"). Radiator, side aspect window.

**WET ROOM** Wash hand basin in vanity unit, chrome heated towel rail, plumbed in shower, fully tiled walls, extractor fan, rear aspect window.

**SEPARATE WC** WC, rear aspect window.

## OUTSIDE

**FRONT GARDEN** Paved low maintenance front garden with surrounding fence.

**REAR GARDEN** Raised shrub beds with mature shrubbery, shingled area with paving slabs, laid to lawn area, summerhouse, garden shed.



COUNCIL TAX BAND 'B' – payable 2026/27 - £1,909.55.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 88.4 sq. metres (951 sq. feet) approx.

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 up past the Fawley Road turning and take the left into White House Way and at the T turn left and the property will be found in front of you.

VIEWING STRICTLY BY APPOINTMENT

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

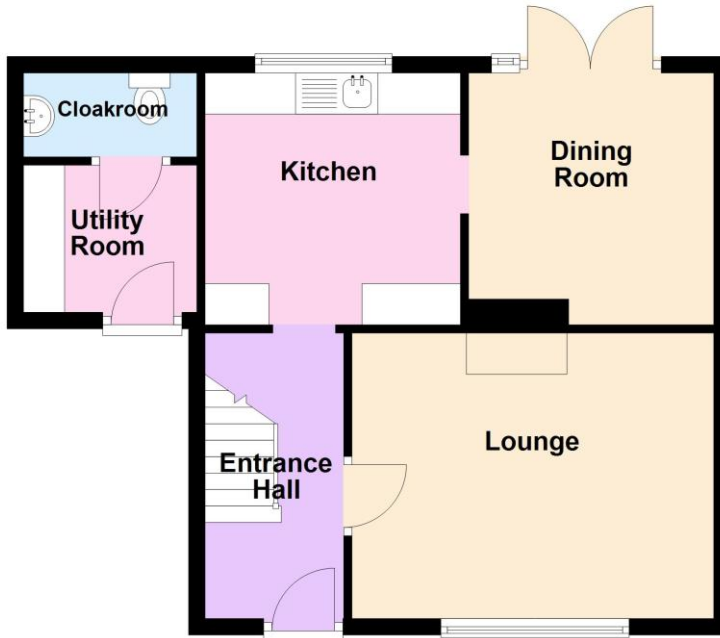
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## Ground Floor

Approx. 47.4 sq. metres (510.0 sq. feet)



## First Floor

Approx. 41.0 sq. metres (441.0 sq. feet)



Total area: approx. 88.4 sq. metres (951.0 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.

independent estate agents

**023 8084 8555**

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

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