



4 Guillemot Close, Hythe SO45 3GJ

£227,500

paul jeffreys



4 Guillemot Close, Hythe

A MODERNISED 2 BEDROOM FIRST FLOOR MAISONETTE
WITH LARGE REAR GARDEN
Gas central heating, double glazing

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

ENTRANCE HALL UPVC glazed front door, storage cupboard,
stairs leading to:

LANDING Radiator, storage cupboard, side aspect window, door
to:

LOUNGE c.5.84m x 3.66m (19'2" x 12'). Radiator, TV point,
telephone point, 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, worktops, sink
unit, tiled splashbacks, gas hob with stainless steel extractor fan
over, range of wall cupboards, rear aspect window.

BEDROOM 1 c.3.78m x 2.92m (12'5" x 9'7"). Radiator, rear
aspect window.

BEDROOM 2 c.3.78m x 2.92m (12'5" x 9'7"). Radiator, storage
cupboard, rear aspect window.

BATHROOM WC, wash hand basin in vanity unit, P shaped
panelled bath with shower over and glazed panel, part tiled walls,
smooth plastered ceiling with recessed downlighters, storage
cupboard, chrome heated towel rail, front aspect window.

OUTSIDE

REAR: Area of Astroturf, paved area, shingle area, garden shed, garden
tap.

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

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 73.1 sq. metres (787 sq. feet) approx.

TENURE The Agents are advised this property is LEASEHOLD from
January 1964 with a remaining 184 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 way and this becomes Rosebery
Avenue. Turn left into Furzey Avenue and continue round the sharp left-
hand bend and this becomes Fulmar Drive. Turn left into Guillemot Close
and the property will be found as the first maisonette on the right-hand
side.

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/05.26



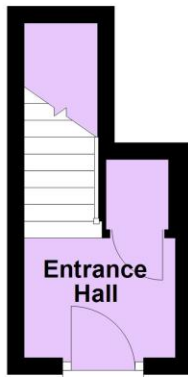
First Floor

Approx. 67.4 sq. metres (726.0 sq. feet)



Ground Floor

Approx. 5.7 sq. metres (61.0 sq. feet)



Total area: approx. 73.1 sq. metres (787.0 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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