



4 Solent Drive, Hythe SO45 5FN

£375,000

paul jeffreys



4 Solent Drive, Hythe

AN ATTRACTIVE 3 BEDROOM DETACHED BUNGALOW AT THE LOWER END OF HOLLYBANK WITHIN A SHORT WALK OF HYTHE VILLAGE CENTRE

Gas central heating, double glazing, good size garden, block paved driveway with ample parking, garage. NO CHAIN.

ACCOMMODATION

Porch, entrance hall, lounge, kitchen, conservatory, 3 bedrooms, shower room, separate WC

ENTRANCE PORCH UPVC glazed front door leading to wooden glazed front door to:

INNER HALL Radiator, airing cupboard with tank, telephone point, door to:

LOUNGE c.3.99m x 3.66m (13'1" x 12'). Radiator, gas fire with brick surround, TV point, front and side aspect windows.

KITCHEN c.4.09m x 2.95m (13'5" x 9'8"). Range of base units with cupboards and drawers, space for appliances, worktops, stainless steel sink unit, tiled splashbacks, range of wall cupboards, 'Worcester' gas boiler, pantry, TV point, rear aspect window, UPVC glazed door to:

CONSERVATORY c.5.49m x 2.49m (18' x 8'2"). UPVC glazed construction, electric heater, UPVC glazed double doors to rear.

BEDROOM 1 c.4.14m x 2.95m (13'7" x 9'8" inc. wardrobes). Radiator, TV point, built in wardrobes, rear aspect window.

BEDROOM 2 c.3.05m x 2.64m (10' x 8'8"). Radiator, front aspect window.

BEDROOM 3 c.3.03m x 2.13m (10'10" x 7'). Radiator, side aspect window.

SHOWER ROOM Wash hand basin in vanity unit, shower cubicle with glazed doors with 'Mira' electric shower over, fully tiled walls and floor, heated towel rail, side aspect window, hatch to loft space.

SEPARATE WC WC, wash hand basin in vanity unit, side aspect window.

OUTSIDE

FRONT GARDEN Block paved driveway leading to garage, laid to lawn area, shrub beds with mature shrubbery, small garden wall surrounding, side access to:

REAR GARDEN Patio area, mainly laid to lawn, shrub beds with mature shrubbery, small workshop, side door into garage, hedge.



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

EPC RATING 'D'

GROSS SQUARE MEASUREMENTS 84 sq. metres (903.9 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 Jones Lane and over the railway bridge and at the T junction turn left and immediately right into Hollybank Road. Take 2nd left into Hollybank Crescent and 1st right into Solent Drive and the property will be found on the right hand side, indicated by our For Sale board.

VIEWING STRICTLY BY APPOINTMENT

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

MJD/HC/05.26





Ground Floor

Approx. 84.0 sq. metres (903.9 sq. feet)



Total area: approx. 84.0 sq. metres (903.9 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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