



26 Fulmar Drive, Hythe SO45 3FY

£259,950

paul jeffreys



A 3 BED MID-TERRACE HOUSE IN NEED OF
MODERNISATION With ample driveway parking
Gas central heating, double glazing. NO CHAIN.

ACCOMMODATION

Entrance hall, lounge/diner, kitchen, 3 bedrooms,
bathroom

ENTRANCE HALL UPVC glazed front door with glazed side panel, radiator, understairs cupboard, opening to:

LOUNGE/DINER c.5.59m x 3.23m (18' x 10'7"). Radiator, brick built fireplace, hatch to kitchen, UPVC sliding doors to rear, rear aspect window.

KITCHEN c.3.35m x 2.46m (11' x 8'1"). Range of base units with cupboards and drawers, 'Bush' automatic washing machine, 'Russell Hobbs' oven and gas hob with extractor fan over, fridge/freezer, tiled surround, worktops, stainless steel 1.5 bowl sink unit, range of wall cupboards, 'Swan' fridge/freezer, radiator, front aspect window.

LANDING Airing cupboard housing 'Vaillant' combination boiler. Hatch to loft space.

BEDROOM 1 c.3.51m x 2.64m (11'6" x 8'8"). Radiator, rear aspect window.

BEDROOM 2 c.3.51m x 2.64m (11'5" x 8'8"). Radiator, built in wardrobes, rear aspect window.

BEDROOM 3 c.2.74m x 2.03m (9' x 6'8"). Radiator, front aspect window.

BATHROOM WC, pedestal wash hand basin, panelled bath with plumbed in shower, fully tiled walls, radiator, front aspect window.

OUTSIDE

FRONT GARDEN Concrete driveway with ample parking and large shingled area, carport.

REAR GARDEN Split level garden with patio and potential lawned area at the end, garden shed.



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

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 68.1 sq. metres (732.5 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, turning left into Deerleap Way, follow for a short while and this becomes Rosebery Avenue. Turn left into Furzey Avenue and continue round the sharp right hand bend and this becomes Fulmar Drive and the property will be found on the left 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

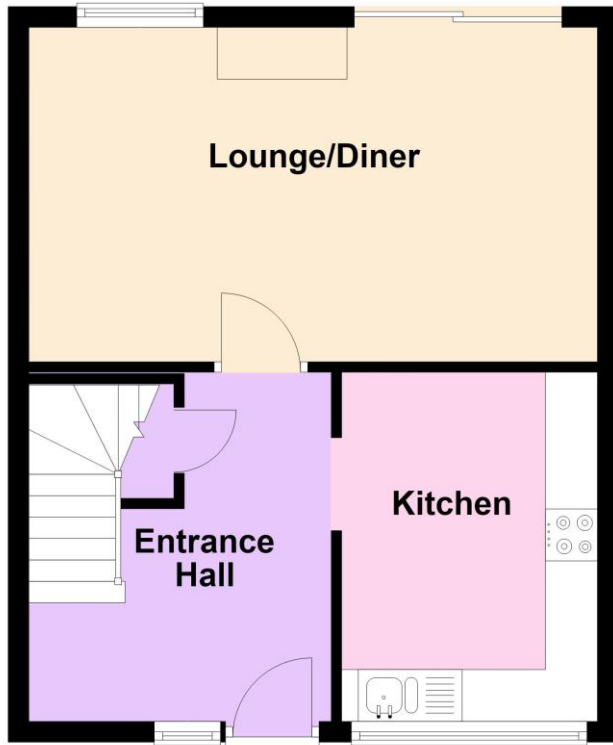
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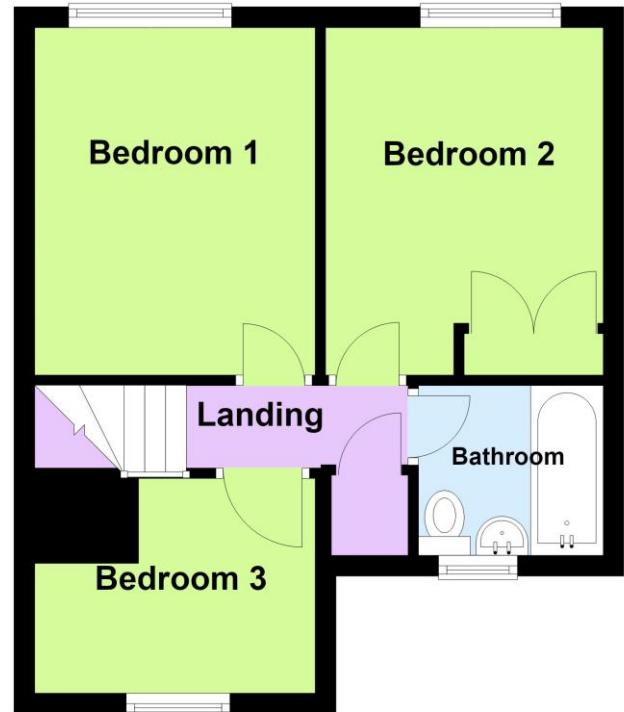
Ground Floor

Approx. 36.6 sq. metres (394.2 sq. feet)



First Floor

Approx. 31.4 sq. metres (338.3 sq. feet)



Total area: approx. 68.1 sq. metres (732.5 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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