



1 Nelson Court  
Hythe

paul jeffreys

# 1 Nelson Court

Hythe | SO45 3GR

Southampton – 15 miles, Beaulieu Heath and New Forest – 1 mile, Hythe village – ½ mile, M27 – 14 miles (distances are approximate)

A spacious 4 bedroom detached family house, with 7.20m/23' conservatory, in good location

Gas central heating, double glazed windows, garage with power & light, driveway with parking for 2/3 cars, summerhouse & shed both with power & light, fully laid patio garden.



**ACCOMMODATION**  
Entrance hall, study, cloakroom, lounge, dining room, kitchen, conservatory, 4 bedrooms, en suite, bathroom.

**ENTRANCE HALL** UPVC part glazed front door with glass side panel, radiator, understairs cupboard.

**STUDY** c.1.97m x 1.50m (6'3" x 4'11"). Front aspect window, radiator.

**CLOAKROOM** Refitted with WC with concealed cistern, wash hand basin, fully tiled surround with built in mirror, chrome heated towel rail, recessed storage space, tiled flooring, recessed downlighters.

**LOUNGE** c.4.57m x 4.38m (15' x 14'4"). Radiator, brick fireplace with gas fire and open fire behind, front aspect bay window, arch to:

**DINING ROOM** c.3.38m x 2.72m (11'11" x 8'11"). Radiator, patio doors to conservatory, door to:

**KITCHEN** c.4.49m x 2.72m (14'9" x 8'11"). Range of base units with cupboards and drawers, built in dishwasher, space and plumbing for automatic



washing machine, built in 'Neff' oven and microwave, chrome gas 'Neff' hob with stainless steel extractor above, worktops, stainless steel 1.5 bowl sink unit, tiled splashbacks, range of wall cupboards, space for American style fridge/freezer, chrome heated towel rail, tiled flooring, window to rear, recessed downlighters.

**CONSERVATORY** c.7.20m x 2.81m (23'7" x 9'4"). UPVC double glazed construction with double doors to rear and large side glazed door, air-conditioning unit.

**LANDING** Radiator, access to loft space, airing cupboard, side aspect window.

**BEDROOM 1** c.4.57m x 3.43m (15' x 11'3"). Radiator, built in wardrobes, bedside tables and cupboards, front aspect window, door to:

**EN SUITE** Newly refitted, basin in vanity unit, large shower cubicle with rain effect showerhead, stainless steel heated towel rail, extractor fan, side aspect window.

**BEDROOM 2** c.3.59m x 2.45m (11'8" x 8'). Radiator, built in wardrobes, built in bedside tables and



cupboards, front aspect window.

BEDROOM 3 c.3.10m x 2.72m (10'2" x 8'11").  
Radiator, built in wardrobes, rear aspect window.

BEDROOM 4 c.2.75m x 2.62m (9' x 8'7"). Radiator,  
rear aspect window.

BATHROOM Refitted, WC with concealed cistern,  
basin with vanity unit, bath with tiled side and  
surround with plumbed in shower and glass door, fully  
tiled surround, recessed downlighters, heated towel  
rail, mirror, medicine cabinet, rear aspect window,  
smooth plastered ceiling.

OUTSIDE REAR: Large wooden shed with power and  
light, large summerhouse with power and light, fully  
laid patio, raised brick built flower beds, access to  
garage, garden tap, side access. GARAGE 'Glow-  
Worm' combi boiler, power and light, roof storage.  
FRONT: Driveway with parking for 2/3 cars, lawned  
area.

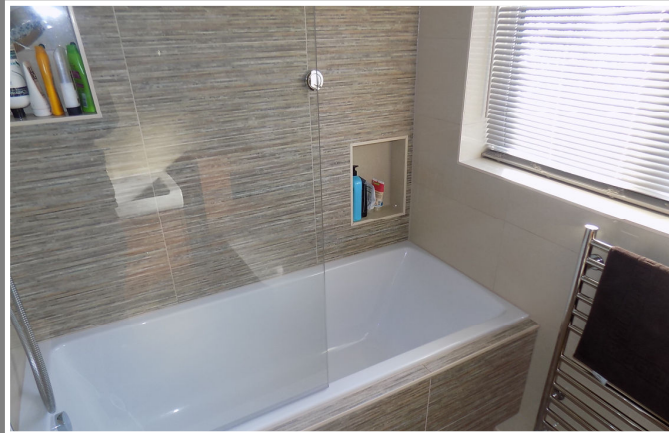
GROSS SQUARE MEASUREMENTS 141.4 sq. metres  
(1,522.4 sq. feet) approx.

COUNCIL TAX BAND 'E' – payable 2017/18 -  
£1,980.18.

EPC 'C'.

TENURE 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.



VIEWING STRICTLY BY APPOINTMENT

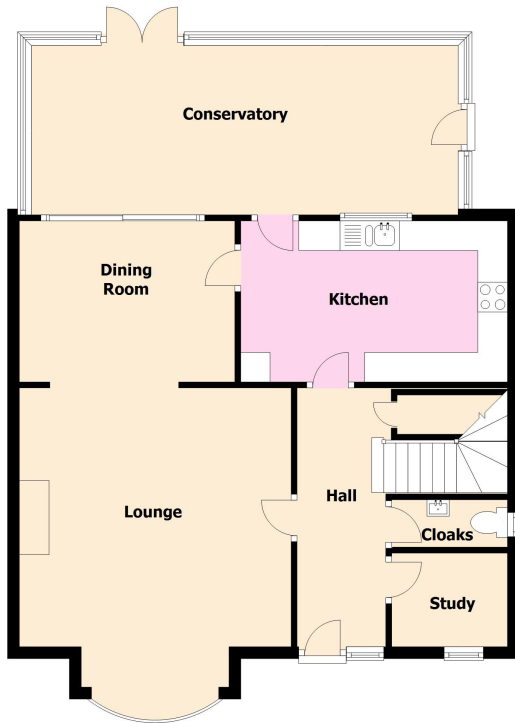
OPEN	Weekdays	9.00am – 6.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

MJD/HC/2.18

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.

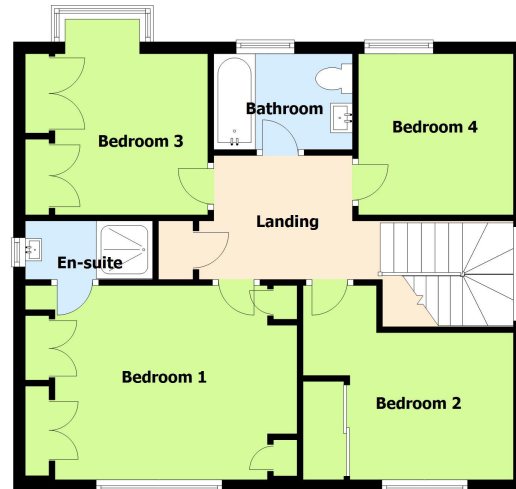
### Ground Floor

Approx. 82.2 sq. metres (885.1 sq. feet)



### First Floor

Approx. 59.4 sq. metres (638.9 sq. feet)



Total area: approx. 141.4 sq. metres (1522.4 sq. feet)



**DIRECTIONS** Leave Hythe via New Road continuing up onto Langdown Lawn, follow for a short while and fork left into Fawley Road. Follow this road down through the dip, turn left before Seadown Veterinary Service into Frost Lane and take 2<sup>nd</sup> left into Furzedale Park, 1<sup>st</sup> right into Hardy Drive and immediately right again into Trafalgar Way following the road to the end into Nelson Court and the property will be found at the end.

**paul jeffreys**

10 The Marsh, Hythe, Southampton, SO46 6AL

023 8084 8555

sales@pauljeffreys.co.uk



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