



4 Langdown Lawn  
Hythe

paul jeffreys



# 4 Langdown Lawn

Hythe | SO45 5GR

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

A unique detached bungalow situated on good sized plot within short walk of Hythe village & waterfront

Double glazed windows, gas central heating, plastic fascias & gutters, retiled roof, modern kitchen, modern bathroom, 11.59m/38' garage/workshop with extra headroom, 21m/70' rear garden backing onto woodland. NO CHAIN.



## ACCOMMODATION

Entrance lobby, further lobby, lounge, kitchen/dining room, 3 bedrooms, bathroom, cloakroom.

ENTRANCE LOBBY UPVC front door, door to garage, door and glazed side panel to:

2<sup>ND</sup> LOBBY Radiator, glazed door and glazed side panel to:

LOUNGE c.5.49m x 4.50m (18' x 14'9" max. measurements). Large side aspect window and two front aspect windows, coved ceiling, two double radiators, open fireplace with stone surround, door to inner hall and door to:

KITCHEN/DINING ROOM c.6.10m x 2.57m (20' x 8'5"). Kitchen Area: Range of modern Shaker style units comprising stainless steel single drainer sink unit with one cupboard below and space and plumbing for automatic washing machine, range of base units with cupboards and drawers with worktops above and tiled splashbacks, range of wall cupboards one housing 'Worcester Greenstar' gas fired boiler, peninsular unit, side aspect window. Dining Area: Front and side aspect windows, double radiator, door to:

LOBBY Small rear aspect window, UPVC door to rear garden, door to:

CLOAKROOM White suite comprising WC, wash hand basin with tiled splashbacks, heated towel rail, side aspect window. Note: The rear lobby and cloakroom are of single skin drylined construction.

INNER HALL Airing cupboard with lagged tank, hatch to loft with drop down ladder being part boarded with light.

BEDROOM 1 c.3.94m x 2.99m (12'11" x 9'10" excl. wardrobes). Rear aspect window, double radiator, large built in wardrobes with pair of double folding doors, smooth plastered ceiling.

BEDROOM 2 c.2.67m x 2.53m (8'9" x 8'4"). Rear aspect window, radiator, smooth plastered ceiling.

BEDROOM 3 c.2.80m x 1.79m (9'2" x 5'10"). Rear aspect window, radiator, cupboard.

BATHROOM Having been refitted with modern white suite with part tiled walls, comprising panelled bath with fully tiled surround with 'Triton' shower over,

wash hand basin, WC with concealed cistern, heated towel rail, light/shaver socket, smooth plastered ceiling, side aspect window.

**OUTSIDE FRONT GARDEN:** Driveway with parking for three cars via wrought iron gates leading to **GARAGE/WORKSHOP** c. 11.28m in depth by initially 2.80m in width widening to 3.18m and then narrowing at the rear to 2.80m (37' x 9'2" to 10'7" to 9'2"). This has increased headroom and has three side aspect windows and a rear aspect window and wooden folding sliding door. Personal door to rear garden. **REAR GARDEN:** The garden is arranged on two levels, being laid to lawn with a westerly aspect and backs onto a wooded area giving a good degree of seclusion. 21m/70' in depth.

**GROSS SQUARE MEASUREMENTS** 120.6 Sq. meters (1298.5 sq. feet) approx.

**COUNCIL TAX BAND 'E'** – payable 2017/18 - £1980.18

**EPC** tbc

**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**

<b>OPEN</b>	Weekdays	9.00am – 6.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

PMD/TW/02.18



**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.





**DIRECTIONS** Leave Hythe via New Road continuing up onto Langdown Lawn and then cross over the central island to come back on yourself into Langdown Lawn and the bungalow will be found immediately on the left hand side, next to the church.

**paul jeffreys**

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