



Alston, 1 Stonehills, Fawley, SO45 1DU

paul jeffreys



A SEMI DETACHED HOUSE IN A LEAFY LANE SETTING
REQUIRING SOME UPDATING AND IMPROVING.
Walking distance of Ashlett Creek, large plot with ample
parking, 115 ft. rear garden. NO CHAIN

ACCOMMODATION

Entrance hall, lounge, kitchen, dining room, sun lounge,
2 bedrooms (originally built as 3 bedrooms), bathroom.

ENTRANCE HALL Electric heater, cupboard under stairs,
telephone point.

LOUNGE c.4.47m x 3.58m (14' 8" x 11'9"). Fire surround
with fitted coal effect gas fire, glazed door to :-

DINING ROOM c.3.10m x 3.00m (10'2" x 9'10"). Night
storage heater, arch to kitchen, patio doors to:-

SUN ROOM c.3.53m x 2.74m (11'7" x 9') Single glazed
and timber construction. Double doors to garden.

KITCHEN c.3.15m x 3.00m (10'4 x 9'10") Fully tiled
walls, inset one and half bowl single drainer stainless steel
sink unit with adjoining work top, low level cupboards and
space for washing machine and dish washer. Larder
cupboard to one side. Further work top with low level
cupboards and drawers, space for a refridgerator, wall
cupboards over 2 of which are glazed. Space for range
cooker, door to garden.

LANDING Access to roof space. Airing cupboard with
factory lagged water cylinder.

BEDROOM 1 c.6.40m x 3.28m (21' x 9'2"), narrowing to
1.83m (6') max measurements (this was formerly 2 rooms
being bedrooms 1 & 3) Double built-in wardrobe
cupboards, night storage heater, built-in cupboard.

BEDROOM 2 c.3.66m x 2.74m (12'x 9') Built-in wardrobe
cupboard.

BATHROOM Part fully tiled walls, panelled bath with
plumbed in Myra shower over, hand basin, low level WC
suite, electric chromium towel rail with inset radiator.

OUTSIDE

Tarmacadam driveway leads to:-

ATTACHED GARAGE c.6.05m x 2.77m (19'10" x 9'1") with
up and over door, pedestrian door and electricity
connected. Large area of garden to front and side laid
mainly to lawn with mature trees, shrubs and bushes and
pedestrian side gate leads to the large rear garden where
there is a large paved patio to the side and rear bounded
by ornamental fish pond which leads to a natural wooded
garden with an abundance of shrubs, trees and bushes.



COUNCIL TAX BAND tbc

EPC RATING 'F'.

GROSS SQUARE MEASUREMENTS 95.4 sq. metres (1,027.1 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.

DIRECTIONS Leave Hythe via New Road and Langdown Lawn forking left into Fawley Road just before Hythe Hospital. Proceed to the roundabout, through Holbury to the next roundabout taking the first exit. Pass the 3 entrances to Fawley village and then take the next turning left into Stonehills where the property will be seen on the left hand side indicated by our For Sale board.

VIEWING STRICTLY BY APPOINTMENT

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

JRS/JH/3.18





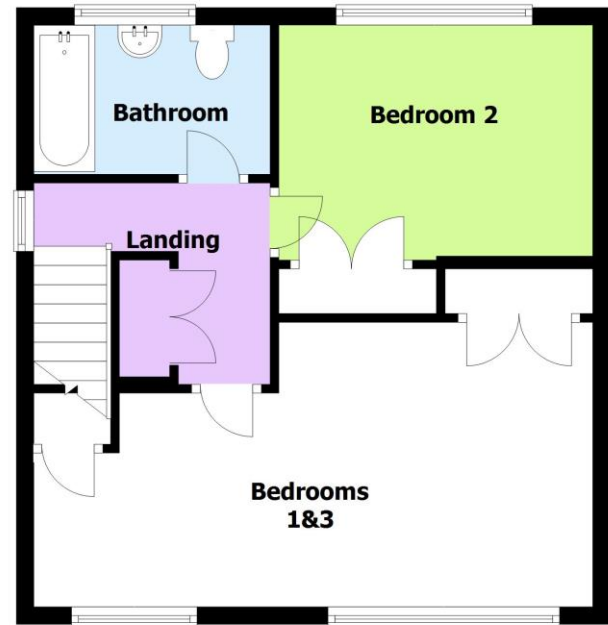
Ground Floor

Approx. 52.7 sq. metres (566.8 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.4 sq. feet)



Total area: approx. 95.4 sq. metres (1027.1 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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