



St Jude, Roman Road
Dibden Purlieu

paul jeffreys

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Dibden Purlieu | SO45 4QJ

Southampton – 15 miles, Beaulieu Heath and New Forest – 1/4 mile, Hythe village –1 mile, M27-14 miles (Distances are approximate)

A unique opportunity to acquire a 1930's Art Deco style detached property in need of modernisation with development potential on approx 1/2 an acre plot, ceramic pantiled roof.

Gas central heating, secondary double glazed original crittal windows, coved ceilings, superb scope for extension stpp, ample parking with garage, carport and store. NO CHAIN.



ACCOMMODATION

Reception hall, lounge, dining room, conservatory, kitchen, lobby with boiler cupboard and walk-in larder, cloakroom, 4 bedrooms, bathroom

RECEPTION HALL Exposed wood flooring, two radiators, two front aspect windows, thermostat control, understairs storage cupboard.

LOUNGE c.4.12m x 3.97m (13'6" excluding bay x 13'). Wide walk-in front aspect curved bay window. Two side aspect windows, coved ceiling and two radiators.

DINING ROOM c.4.45m x 3.94m (14'11" x 12'11"). Front aspect window, two radiators and glazed double doors leading to:

CONSERVATORY c.4.50m x 3.50m (14'9" x 11'6"). Part brick cavity construction with UPVC double glazed units, glazed single door to side and glazed double doors to rear garden.

KITCHEN c.3.96m x 2.85m (13' x 9'4"). Comprising stainless steel single drainer sink unit with cupboards and drawers below. Adjoining worktop with plumbing for washing machine. Base units with cupboards and drawers with worktops above and tiled splashbacks. Range of full height built-in cupboards and drawers, gas cooker point and rear aspect window. Door to:

LOBBY/UTILITY ROOM With space for two appliances, tiled floor, side aspect window, built-in storage cupboard and door to side of property. Walk-in boiler cupboard with 'Viesmann' gas fired boiler. Walk-in larder with shelving.

CLOAKROOM WC, wash hand basin, tiled floor and side aspect window.

LANDING Large side aspect half landing window, front aspect window and glazed door to **BALCONY** overlooking front of property.

BEDROOM 1 c.4.12m x 3.97m (13'6" excluding walk-in curved bay x 13'). Two side aspect windows and radiator.

BEDROOM 2 c.3.96m x 3.32m (13' x 10'11"). Front aspect window, two rear aspect windows and radiator.

BEDROOM 3 c.2.95m x 2.90m (9'8" x 9'6"). Rear aspect window, radiator and small wardrobe.

BEDROOM 4 c.2.90m x 2.74m (9'6" x 9'). Rear aspect window and radiator.

BATHROOM White suite comprising panelled bath with fully tiled surround with 'Mira' shower, wash hand basin, close coupled WC, radiator and rear aspect window.

OUTSIDE The property is bordered to the front boundary with mature trees, shrubs and bushes with driveway which sweeps passed the property to a gravel area at the rear with ample parking facilities leading to the single GARAGE: With power and light, adjoining car port and store. Summer house to remain. The garden is predominantly laid to lawn with mature trees, shrubs and bushes. The garden measures approximately 250ft (76m) x 110ft (34m) max, plot is L shaped.

GROSS SQUARE MEASUREMENTS 158.4 sq. metres (1,705.2 sq. feet) approx.

COUNCIL TAX BAND 'G' – payable 2018/19 - £2,847.35.

EPC RATING 'D'.

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.

VIEWING STRICTLY BY APPOINTMENT

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

PMD/TW/6.18



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



First Floor



DIRECTION Leave Hythe via New Road leading onto Langdown Lawn. Continue along Langdown Lawn over the roundabout into Beaulieu Road and pass through Dibden Purlieu. On reaching the Heath roundabout turn immediately left into Roman Road and the property will be found some way along on the left hand side, indicated by our 'For Sale' board, before the left hand bend.

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