



19 Hayley Close
Hythe

paul jeffreys

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Hythe | SO45 3RT

Hythe – 2 miles, Beaulieu Heath & New Forest –
1/2 mile, Southampton – 14 miles
(distances are approximate)

A modern detached family house,
within level walk of Beaulieu Heath

Gas central heating, double glazing, refitted
kitchen and bathroom, double garage and space
for boat/motor home etc.

ACCOMMODATION

Entrance hall, cloakroom, dining room, lounge,
garden room, kitchen, utility room, 4 bedrooms,
en suite bathroom, family shower room

ENTRANCE HALL Cupboard beneath staircase,
telephone point, wood laminate flooring, double doors
to dining room, door to:

CLOAKROOM Low level WC suite, hand basin, part
tiled walls, tiled floor, storage cupboard, radiator.

DINING ROOM c.3.92m x 2.81m (12'10" x 9'3").
Central brick chimney with wood burning stove open
to both dining room and lounge, wood laminate
flooring, radiator, open access to:

LOUNGE c.6.12m x 3.44m (20'1" x 11'3"). Double
radiator, TV point, wood laminate flooring, patio doors
to:

GARDEN ROOM c.4.49m x 3.77m (14'9" x 12'4" max.
measurements). Radiator, double doors to garden,
door to garage, tiled floor.

KITCHEN c.3.99m x 2.77m (13'1" x 9'1"). Part tiled walls,
inset single drainer stainless steel sink unit with adjoining
worktop, range of low level cupboards and drawers and
space for dishwasher, separate plumbing, cooker space with
stainless steel extractor over, further worktop with low level
cupboards and peninsular breakfast bar at one end, two
double wall cupboards, tiled floor, radiator, door to:

UTILITY ROOM c.2.65m x 2.25m (8'8" x 7'5"). Stainless
steel single drainer sink unit with adjoining worktop, low
level cupboard and space for washing machine and tumble
dryer. Further worktop with low level cupboard, space to
one side for fridge and freezer, wall cupboards, wall
mounted 'Worcester Bosch' gas combination boiler for
central heating and hot water, door to garden, tiled floor.

LANDING Linen cupboard, access to roof space.

BEDROOM 1 c.3.67m x 2.87m (12' x 9'5"). Two double
built in wardrobe cupboards, radiator, door to:

EN SUITE BATHROOM Fully tiled walls, panelled shower-
bath with plumbed in shower over, vanity hand basin, low
level WC suite, mirror fronted wall cupboard with light and
shaver point, tiled floor, radiator.

BEDROOM 2 c.4.55m x 3.43m (14'11" x 11'3"). Dual
aspect windows, radiator.



BEDROOM 3 c.2.77m x 2.24m (9'1" x 7'4"). Radiator.

BEDROOM 4 c.2.77m x 2.26m (9'1" x 7'5"). Radiator.

SHOWER ROOM Fully tiled with low level shower cubicle having plumbed in shower, vanity hand basin with cupboard beneath, low level WC suite, chromium heated towel radiator. Radiator, mirror fronted medicine cabinet with light and shaver point, tiled floor.

OUTSIDE Five bar gate gives access to tarmac driveway with parking for 3 or 4 vehicles and/or motor home/boat/caravan, giving access to **DOUBLE GARAGE** c.5.23m x 5.18m (17'2" x 17') with open access to **WORKSHOP AREA** to rear c.3.51m x 2.95m (11'6" x 9'8"). The garage has up-and-over door, personal door from the garden room and electricity connected. The garden to the front is bounded by a picket fence and is laid to lawn with shrubs and bushes. Pedestrian side access leads to the south and west facing rear garden, which is landscaped with an area of paved patio, area of lawn, coloured slate areas one with pergola over, well stocked flower and shrub beds and a number of mature shrubs and bushes. Timber garden shed, aluminium greenhouse, outside tap.

COUNCIL TAX BAND 'F' – payable 2018/19 - £2,467.70.

EPC 'C'

GROSS SQUARE MEASUREMENTS 141.9 sq. metres (1,527.3 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.

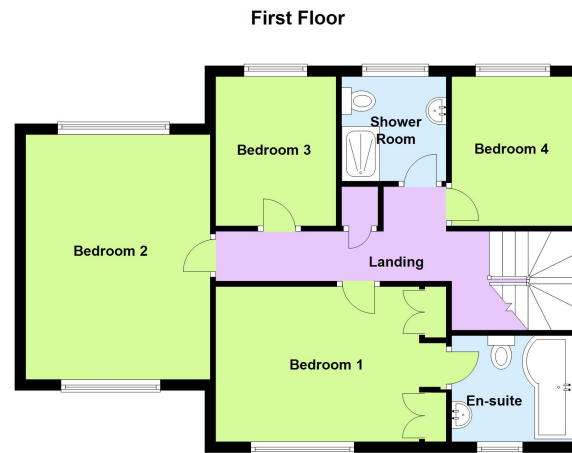
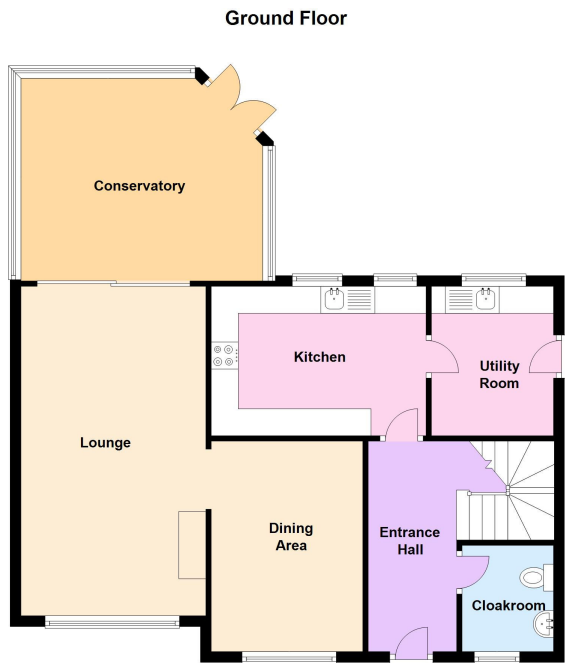


VIEWING STRICTLY BY APPOINTMENT

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

JRS/HC/09.18

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 and Langdown Lawn, forking left into Fawley Road just before Hythe Hospital. At the top of the hill turn right into Butts Ash Lane and Hayley Close will be seen as the 4th turning on the right.

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