



9 Lanehayes Road, Hythe SO45 5EB

paul jeffreys



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AN EXTENDED DETACHED BUNGALOW ON HIGH GROUND WITH DISTANT VIEWS OF SOUTHAMPTON WATER

Gas central heating, double glazing, plastic fascias, ample parking, garage NO CHAIN.

ACCOMMODATION

Entrance hall, 4 bedrooms, bathroom, wet room, lounge, dining room, kitchen, utility room.

ENTRANCE PORCH Double glazed door to:

ENTRANCE HALL Cloaks cupboard and radiator.

LOUNGE c.5.28m x 3.66m (17'4" x 12'). Double radiator, TV point, telephone point, open fireplace and door to:

DINING ROOM c.5.49m x 3.48m (18' x 11'5" maximum measurements). Two radiators, telephone point, storage cupboard and door to:

INNER HALL Cupboard housing 'Worcester Bosch' gas boiler for central heating and hot water.

WET ROOM Fully tiled walls, 'Triton T80' electric shower, hand basin, low level WC suite, electric towel radiator, shaver/light fitting, extractor fan.

BEDROOM 4 c.3.38m x 2.44m (11'1" x 8'). Radiator and dual aspect windows.

KITCHEN c.3.41m x 2.69m (11'2" x 8'10"). Part tiled walls, inset single drainer acrylic sink unit with adjoining corner worktop. Low level cupboards and built-in four burner gas hob with oven beneath and extractor over and range of adjoining wall cupboards. Further worktop with low level cupboards and drawers and wall cupboards over. Tiled floor, door to garden and door to:

UTILITY ROOM c.2.64m x 1.65m (8'8" x 5'5"). Full length worktop, wall cupboard and plumbing for washing machine.

BEDROOM 1 c.3.91m x 3.05m (12'10" x 10'). Range of wardrobe cupboards, radiator and telephone point. Dual aspect windows.

BEDROOM 2 c.4.12m x 3.02m (13'6" x 9'11"). Radiator and dual aspect windows.

BEDROOM 3 c.3.02m x 2.13m (9'11" x 7'). Radiator and access to roof space.

BATHROOM Part tiled walls, panelled bath, pedestal hand basin and low level WC suite. Radiator.



OUTSIDE Driveway leads to **DETACHED BRICK GARAGE** with up and over door. There is parking for 4/5 vehicles and ample room for motor home or caravan. The property occupies a corner plot. The front and north east side being mainly laid to lawn with shrubs, bushes and pampus grasses. On the south west side to the front there is a paved area and coloured stones with pedestrian side gate leading to a private area of rear garden which is mainly paved with raised beds and small lean-to greenhouse.

COUNCIL TAX BAND tbc

EPC RATING 'D'

GROSS SQUARE MEASUREMENTS 114.1 sq. metres (1227.8 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 Prospect Place and Jones Lane and at the end turn left and immediately right into Hollybank Road. Proceed to the end turn left and immediately right into Lanehayes Road and the property will be found at the top of the hill on the right hand side.

VIEWING STRICTLY BY APPOINTMENT

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

JRS/TW/11.18





Ground Floor



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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