



42 Hampton Lane, Blackfield SO45 1ZA

paul jeffreys





## 42 Hampton Lane, Blackfield

AN EXTENDED, IMPROVED & DECEPTIVELY SPACIOUS DETACHED CHALET, ON LARGE PLOT, WITHIN SHORT DISTANCE OF LEPE COUNTRY PARK & BEACH

c.4.82m x 3.57m (15'10" x 11'9") kitchen/breakfast room, 2 reception rooms, refitted bathroom, gas central heating

### ACCOMMODATION

Porch, entrance hall, lounge, dining room, large kitchen/breakfast room, 3 bedrooms, refitted bathroom with shower cubicle

**PORCH** Being half glazed with half glazed front door and further half glazed door to:

**ENTRANCE HALL** Wood laminate flooring, radiator, thermostat control.

**LOUNGE** c.5.08m x 3.08m (16'8" x 10'1"). Double radiator, wood laminate flooring, sliding patio door leading to conservatory.

**KITCHEN/BREAKFAST ROOM** c.4.82m x 3.57m (15'10" x 11'9"). Range of modern units comprising inset 1.5 bowl single drainer sink unit with one cupboard below and space & plumbing for slimline dishwasher, range of base units with cupboards & drawers with worktops above and tiled splashbacks, range of wall cupboards, 'Diplomat' ceramic electric hob, 'Siemens' electric oven with cupboards above & below. Large built in storage cupboard, double radiator, ample space for breakfast

table, window overlooking conservatory and part glazed door to conservatory, arch to:

**DINING ROOM** c.3.56m x 3.24m (11'8" x 10'8"). Side aspect window, double radiator, wood laminate flooring, stairs to first floor, airing cupboard housing 'Worcester' gas fired boiler with lagged tank, arch to hall.

**CONSERVATORY** c.8.26m x 2.79m (27'1" x 9'2"). Of UPVC double glazed construction, being fully glazed to two sides, with glazed double doors leading to rear garden, double radiator, plumbed in automatic washing machine.

**BEDROOM 1** c.3.35m x 3.35m (11' x 11' inc. wardrobes). Full length range of built in wardrobes with 3 sliding doors, radiator, front aspect window.

**BEDROOM 2** c.3.35m x 3.58m (11' x 11'9" max. measurements as room is slightly L shaped). Front aspect window, radiator, telephone point, two built in double wardrobes.

**BATHROOM** Refitted with white suite comprising panelled bath with mixer tap shower attachment over, pedestal wash hand basin, close coupled WC, shower cubicle with 'Mira' shower, heated towel rail, smooth plastered ceiling, side aspect window.

### FIRST FLOOR

**BEDROOM 3** c.3.57m x 2.79m (11'8" x 9'2" approx.



measurements). Radiator, rear aspect Velux window.

**OUTSIDE FRONT GARDEN:** Large concrete hardstanding area with space for 3/4 vehicles, flower and shrub beds, driveway with further parking leading through double gates to the **REAR GARDEN:** measuring approx. 25.61m/84' in length with large lawned area and flower and shrub beds, greenhouse, timber shed, store and summer house all with power & light.

**COUNCIL TAX BAND** tbc

**EPC RATING** D

**GROSS SQUARE MEASUREMENTS** sq. metres (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, forking left before the hospital into Fawley Road. At the roundabout proceed across into Long Lane and pass through Holbury and at the roundabout take 2<sup>nd</sup> exit signposted Blackfield and proceed through the traffic lights. Pass through the centre of Blackfield into Hampton Lane and the property will be found after approx. ¼ mile on the left, indicated by our For Sale board.

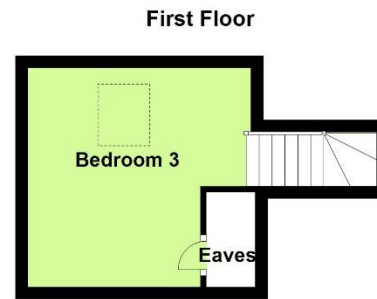
**VIEWING STRICTLY BY APPOINTMENT**

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

PMD/HC/01.19







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.

independent estate agents

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