



Iona, Forest Front, Hythe SO45 3RJ

paul jeffreys



Iona, Forest Front, Hythe

A SPACIOUS DETACHED BUNGALOW, IN TUCKED AWAY LOCATION, A SHORT WALK FROM BEAULIEU HEATH
Requiring updating & improving, gas central heating, double glazing, detached double garage, southerly aspect to front NO CHAIN.

ACCOMMODATION

Entrance hall, dining room, lounge, kitchen,
3 bedrooms, wet room, shower room

ENTRANCE HALL Double radiator, telephone point, wall light point, half louvre swing doors to:

DINING ROOM c.3.66m x 2.03m (12' x 6'8"). Double radiator, part room divider, open access to:

LOUNGE c.6.25m x 3.96m (20'6" x 13'). Double aspect windows, skirting radiator and double radiator, brick fire surround with fitted log effect gas fire, wall light point, two TV points, patio doors to garden.

INNER HALL Airing cupboard with lagged hot water cylinder & immersion heater, access to roof space, radiator.

KITCHEN c.5.08m x 2.44m (16'8" x 8'). Part tiled walls, inset twin bowl single drainer enamel sink unit with adjoining worktop, low level cupboards, space for washing machine & slimline dishwasher, cooker space with gas point, worktop to one side with low level drawers

wall cupboards over with central extractor, further worktops with low level cupboards and drawers one housing 'Potterton' gas boiler for central heating and hot water system, extensive range of wall cupboards, all white goods to remain, stable door to garden.

BEDROOM 1 c.4.83m x 3.58m (15'10" x 8'9"). Two double radiators, telephone point, door to shower room.

BEDROOM 2 c.3.76m x 2.67m (12'4" x 8'9" plus door recess). Double built in wardrobe cupboard, two double radiators.

BEDROOM 3 c.2.74m x 2.54m (9' x 8'4"). Radiator.

WETROOM Plumbed in shower, hand basin, low level WC suite, double radiator.

SHOWER ROOM With door from inner hall and from bedroom 1. Fully tiled shower cubicle, hand basin, low level WC suite, shaver/light fitting, shaver point.

OUTSIDE The property is approached from Forest Front by a private driveway servicing two other properties, with paved, shingle and concrete driveway leading to **DETACHED DOUBLE GARAGE** c.5.72m x 5.28m (18'9" x 17'4") with up and over door, light, power and personal door. **ATTACHED WORKROOM** c.3.96m x 1.93m (13' x 6'4") with double glazed window, telephone point and power point. The garden to the front enjoys a southerly



aspect, laid mainly to lawn with shrubs & bushes and raised large ornamental fish pond and weeping willow tree. Pedestrian side access leads to the private rear garden that is laid mainly to lawn with paved patio, outside tap, aluminium greenhouse.

COUNCIL TAX BAND 'E' – payable 2018/19 - £2,088.06.

EPC RATING 'E'.

GROSS SQUARE MEASUREMENTS 105.5 sq. metres (1,135.6 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. At the top of the hill turn right into Butts Ash Lane and Forest Front will be seen as an unmade road on the left just past The Glen public house. The property is situated on the left approx. 70 yards past Forest Meadow.

VIEWING STRICTLY BY APPOINTMENT

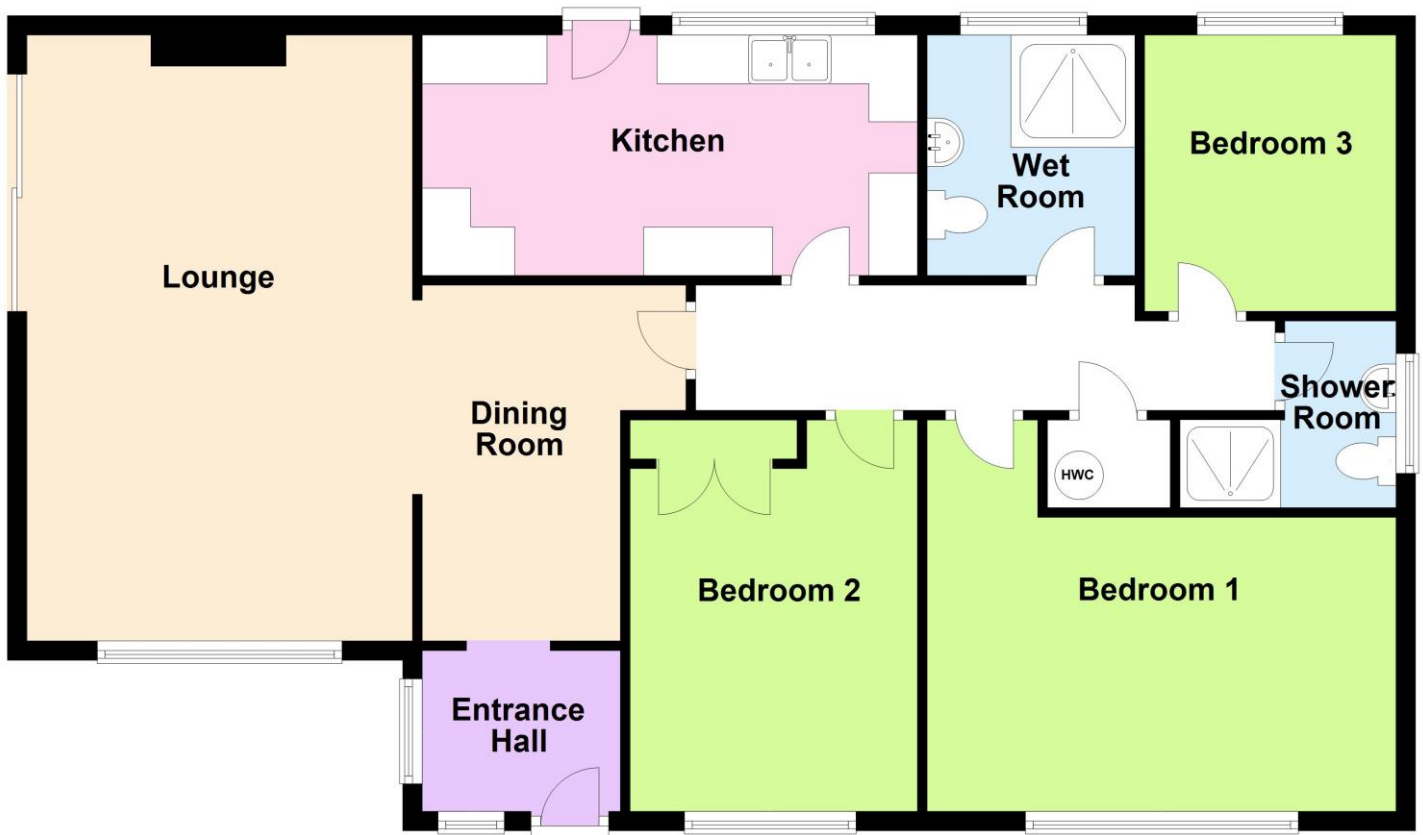
OPEN	Weekdays	9.00am – 6.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

JRS/HC/01.19





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.

independent estate agents

023 8084 8555

sales@pauljeffreys.co.uk

pauljeffreys.co.uk

zoopla.co.uk

rightmove.co.uk
The UK's number one property website

paul jeffreys

Sales | lettings | land

Open 7 Days

 Paul Jeffreys Estate Agents

 @pauljeffreys92