



4 Rosemerry Place, Langley SO45 1FG

paul jeffreys



A MODERN SEMI DETACHED HOUSE IN QUIET TUCKED AWAY POSITION WITHIN SHORT DISTANCE OF LEPE COUNTRY PARK AND BEACH

3 bedrooms, en-suite shower, cloakroom,
NO CHAIN.

ACCOMMODATION

Entrance hall, cloakroom, lounge, kitchen/diner, 3 bedrooms, en-suite shower, family bathroom

ENTRANCE HALL Part glazed front door, radiator, thermostat control, built-in storage cupboard and door to:

CLOAKROOM White suite comprising close coupled WC, wash hand basin with tiled splashback, radiator, extractor fan, recessed downlighters, tiled floor, space for tumble drier and front aspect window.

LOUNGE c.5.54m x 4.73m (18'2" x 15'6"). Max measurements including staircase as room is 'L' shaped. Front aspect window, one double and one single radiator, electric log effect fire with wood surround. Stairs with open space below and TV point. Door to:

KITCHEN/DINER c.4.73m x 3.06m (15'6" x 10'1"). Kitchen Area: Comprising inset single drainer stainless steel sink unit with cupboards and drawers below and space and plumbing for automatic washing machine. Range of base units with cupboards and drawers with worktops above. Range of wall cupboards, integrated

fridge and freezer, 'Neff' stainless steel gas hob with stainless steel splashback and extractor hood over and 'Neff' electric stainless steel oven below. Recessed downlighters and tiled floor. Rear aspect window.

DINING AREA: Double radiator, ample space for dining table and glazed double doors to rear garden.

LANDING Hatch to loft space, radiator and airing cupboard with 'Glow worm' gas fired boiler.

BEDROOM 1 c.3.75m x 2.72m (12'4" x 8'11"). Front aspect window, radiator, built-in double wardrobe and door to:

EN-SUITE White suite comprising fully tiled corner shower cubicle with curved glass sliding doors, close coupled WC, pedestal wash hand basin, chrome heated towel rail, extractor fan, recessed downlighters and side aspect window.

BEDROOM 2 c.2.96m x 2.72m (9'9" (excluding door recess) x 8'11"). Rear aspect window and radiator.

BEDROOM 3 c.3.10m x 1.92m (10'2" x 6'4"). Rear aspect window and radiator.

BATHROOM White suite comprising pea shaped bath with curved shower screen, fully tiled surround and mixer tap shower attachment. Close coupled WC, pedestal wash



hand basin, half tiled walls, tiled floor, chrome heated towel rail, extractor fan, recessed downlighters, mirror with light/shaver socket and front aspect window.

OUTSIDE

FRONT GARDEN: There is a small area of lawn with small flower bed. The allocated parking space sits immediately in front of the garden. There is also a further parking space on the road adjoining the side of the property.

REAR GARDEN: With pedestrian gate leading to the side of the property. Small paved patio, laid to lawn, flower and shrub beds, timber shed, outside light and tap.

COUNCIL TAX BAND tbc

EPC RATING tbc

GROSS SQUARE MEASUREMENTS 82.9 sq. metres (893.3sq. 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 continuing on to Langdown Lawn. Fork left in to Fawley Road and continue to the Hardley roundabout. Take the second exit in to Long Lane and pass through Holbury and on reaching the mini roundabout take the second exit and pass through the traffic lights and through the centre of Blackfield. Continue along Hampton Lane for approximately half a mile and Rosemerry Place will be found on the left hand side with the property being located in on the left hand side.

VIEWING STRICTLY BY APPOINTMENT

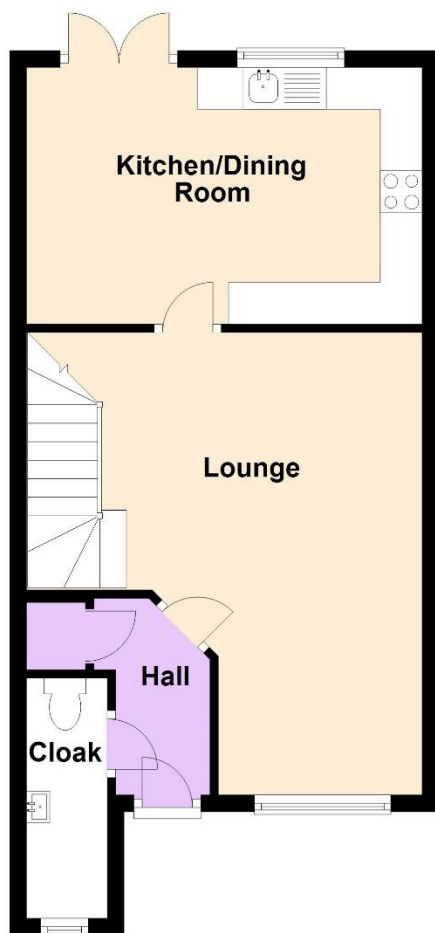
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|------|----------|------------------|
| OPEN | Weekdays | 9.00am – 6.00pm |
| | Saturday | 9.00am – 4.00pm |
| | Sunday | 10.00am – 3.00pm |

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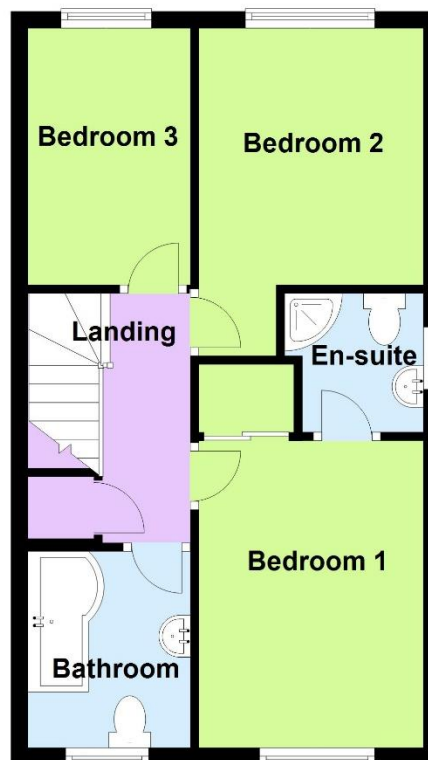




Ground Floor



First 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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