



Little Heathfield, Forest Front, Hythe SO45 3RG

paul jeffreys



Little Heathfield, Forest Front, Hythe

AN EXTENDED DETACHED CHALET STYLE BUNGALOW WITH SCOPE TO UPDATE AND IMPROVE STANDING ON OVER ¼ OF AN ACRE (.265)

Gas central heating, double glazing, potential annex for dependant relative.
NO CHAIN.

ACCOMMODATION

Entrance hall, lounge, kitchen/breakfast room, conservatory, utility room

2 ground floor bedrooms, bathroom, ground floor guest suite with en-suite wet room, 1st floor bedroom.

ENTRANCE HALL 2 storage cupboards, radiator, 2 wall light points, paddle staircase to first floor.

LOUNGE c.6.40 x 3.66m (21' x 12') Double aspect windows, brick fireplace with quarry tiled hearth, casement door to garden, 2 radiators, 3 wall light points, patio doors to:

CONSERVATORY c.4.27m x 2.90m (14'x 9'6"). Radiator, double doors to garden.

KITCHEN c.4.60m x 4.32m (15'1" x 14'2"). L- shaped maximum. Inset one and half bowl acrylic sink unit with a range of adjoining worktops having low level cupboards and drawers and built-in ceramic hob with oven beneath and extractor over with range of wall cupboards. Plumbing for washing machine. Further worktop with low

level cupboards, glazed wall cupboards over. Aga. Open access to rear hall.

BEDROOM 1 c.4.32m x 3.33m (14'2" x 10'11"). Plus bay. Radiator, 2 wall light points, porthole window.

BEDROOM 2 c.3.38m x 3.07m (11'1" x 10'1"). Built in wardrobe cupboard, radiator.

BATHROOM Part tiled walls, panelled bath with 'Triton T80SI' electric shower over, pedestal hand basin, low level W.C. suite, towel radiator.

REAR HALL Door to garden, door to Guest Suite & door to:

UTILITY ROOM c.2.06m x 1.88m (6'9" x 6'2") Worktop with space for washing machine and tumble dryer beneath.

GUEST SUITE Entrance with 2 double built in wardrobe cupboards.

BEDROOM c.3.91m x 3.76 (12'10" x 12'4") plus bay window, radiator, telephone point, door to:

WETROOM Low level W.C. pedestal hand basin, 'Aqualisa' shower, towel radiator.

FIRST FLOOR

BEDROOM 3 c. 5.01m x 2.82m plus window recess (16'5" x 9'3"). Eaves storage cupboards, hand basin, radiator.



OUTSIDE

Long driveway allows parking for a number of vehicles and gives access to :

GARAGE c. 7.83m x 2.97m (25'8" x 9'9") Up and over door, electricity, personal door, and housing 'Baxi' gas boiler for central heating and hot water system. The garage is part divided by a temporary wall.

The property sits squarely in the centre of the plot with grounds all around being primarily laid to lawn with mature flowers, shrubs and trees together with well stocked flower beds. Greenhouse to remain. The plot has a frontage of approximately 70ft to Forest Front with an average depth of 235ft or thereabouts and therefore extends to just over ¼ of an acre – 0.265.

COUNCIL TAX BAND 'E' payable 2019/20 £2,176.69.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 135.5 sq. metres (1,459.4sq. 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, shortly past The Glen public house, turn left into Forest Front and Little Heathfield will be seen on the left hand side just before Forest Meadow.

VIEWING STRICTLY BY APPOINTMENT

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

JRS/JH/4.19





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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