



20 Hayley Close
Hythe

paul jeffreys

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Hythe | SO45 3RT

Hythe centre – 2 miles, Southampton – 12 miles,
Lymington – 8 miles, M27 – 7 miles
(distances are approximate)

A spacious detached bungalow with
scope to update & improve
on large private plot, less than 10
minutes' walk to Beaulieu Heath

Central heating, double glazing, plastic fascias,
double garage, carport, large workshop, parking
for a number of vehicles or motorhome/caravan.

ACCOMMODATION

Entrance hall, lounge, dining room, kitchen/breakfast
room, utility room, conservatory, 4 bedrooms, en suite
bathroom, shower room

ENTRANCE PORCH Door to:

ENTRANCE HALL Linen cupboard housing 'Ideal Gas
Logic' combination boiler, radiator, wood laminate
flooring, glazed door to:

DINING ROOM c.3.96m x 2.26m (13' x 7'5").
Radiator, wood laminate flooring, glazed door to
kitchen and wide arch to:

LOUNGE c.6.12m x 3.66m (20'1" x 12'). Brick feature
fireplace with hardwood mantel and shelf to one side
and tiled hearth, two radiators, three wall light points,
TV point, wood laminate flooring, double doors to:

CONSERVATORY c.3.41m x 2.49m (11'2" x 8'2").
Wood laminate flooring, double doors to garden.

KITCHEN/BREAKFAST ROOM c.6.17m x 2.52m
(20'3" x 8'3"). Part tiled walls, inset single drainer
stainless steel sink unit with range of adjoining

worktops having low level cupboards and drawers,
built in 4 burner gas hob with extractor over having
adjoining wall cupboard, tall cupboards to one side,
base unit housing 'Neff' high level double oven, range
of wall cupboards, breakfast bar, all white appliances
to remain, telephone point, tiled floor, radiator, door to:

UTILITY ROOM c.2.87m x 1.83m (9'5" x 6').
Stainless steel bowl with tiled splashback and
adjoining worktop with space beneath for washing
machine, further worktop with low level cupboards
and adjoining base units to one side, radiator, door to
garage.

BEDROOM 1 c.4.52m x 4.04m (14'10" x 13'3"). Walk
in storage cupboard, radiator, telephone point, range
of free-standing mirror fronted wardrobe cupboards,
door to:

EN SUITE BATHROOM Half tiled walls, panelled bath
with mixer taps and shower fitment, pedestal hand
basin, low level WC suite, radiator, shaver/light fitting,
tiled floor.

BEDROOM 2 c.4.09m x 3.05m (13'5" x 10'). Radiator.



BEDROOM 3 c.3.05m x 3.05m (10' x 10'). TV point, radiator.

BEDROOM 4 c.3.05m x 3.05m (10' x 10'). Radiator.

SHOWER ROOM Half tiled walls, shower cubicle with plumbed in shower, pedestal hand basin, low level WC suite, radiator, tiled floor.

OUTSIDE Five-bar gate and tarmacadam driveway gives access to ATTACHED DOUBLE GARAGE c.5.49m x 5.51m (18' x 18'1") with twin up and over doors, personal door and electricity connected. CARPORT to one side with pedestrian gate to REAR GARDEN: Concrete block & timber WORKSHOP c.6.12m x 4.83m (20'1" x 15'10") with double doors and electricity connected. The bungalow sits centrally on a good sized secluded plot, the front garden having an area of lawn with ornamental fish pond and mature trees, shrubs and bushes including rhododendrons and paved patio. The rear garden is partially divided into two halves by mature shrubs and trees, being laid mainly to lawn with further shrubs, trees and bushes. Greenhouse c.4.88m x 3.05m (16' x 10'), large garden shed.

GROSS SQUARE MEASUREMENTS 147.1 sq. meters (1,583 sq. feet) approx. excluding garage.

COUNCIL TAX BAND tbc

EPC RATING tbc

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.



AGENT'S NOTE All white goods are included. Offered with no chain, but possession cannot be granted before 1st November 2019.

VIEWING STRICTLY BY APPOINTMENT

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

JRS/HC/06.19

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.



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 Hayley Close will be seen as the 4th turning on the right with the property being on the left hand side.

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