



6 Ashlett Mews, Fawley SO45 1FW

paul jeffreys



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AN EXTENDED DETACHED CHALET STYLE HOUSE
WITHIN SHORT WALK OF LOCAL VILLAGE AMENITIES
ASHLETT CREEK LESS THAN 1 MILE
CALSHOT APPROX. 1½ MILES

Gas central heating, owned solar panels + panels
supplementing hot water, double glazing, refitted kitchen,
south & west rear aspect, garage & carport

ACCOMMODATION

Entrance hall, lounge, dining/family room, kitchen,
GF bedroom, shower room, 2 FF bedrooms, cloakroom

ENTRANCE VESTIBULE Wood block flooring, staircase to
first floor, glazed door to:

ENTRANCE HALL Radiator, cupboard beneath staircase,
airing cupboard with hot water cylinder, thermostat.

LOUNGE c.4.93m x 3.59m (16'2" x 11'9"). Attractive
brick fireplace with coal effect gas fire, radiator, TV point,
wood laminate flooring.

KITCHEN c.3.58m x 2.62m (11'9" x 8'7"). Part tiled
walls, refitted with inset single drainer stainless steel sink
unit, adjoining worktops, low level cupboards & drawers
and fitted 'Neff' 4 burner gas hob with stainless steel
extractor over, range of wall cupboards, base unit housing
'Neff' double oven & integrated fridge, wall mounted
'Glow-Worm' gas boiler for central heating & hot water
system, tiled floor.

DINING ROOM/FAMILY ROOM Dining area: c.3.61m x
2.87m (11'10" x 9'5") with wide arch to Family area:
c.4.70m x 3.38m (15'5" x 11'1"). Family area is triple
aspect with door to garden, tiled floor throughout the two
areas, radiator, TV point, telephone point.

BEDROOM 1 c.3.68m x 3.66m (12'1" x 12'). Two double
built in wardrobe cupboards, radiator, telephone point.

SHOWER ROOM Fully tiled walls, fitted with 1400mm walk-
in shower with plumbed in shower, vanity hand basin with
cupboards beneath, low level WC suite with concealed
cistern, radiator.

FIRST FLOOR

LANDING Access to roof space.

CLOAKROOM Low level WC, pedestal hand basin, half tiled
walls.

BEDROOM 2 (Front) c.3.53m x 3.30m (11'7" x 10'10").
Radiator.

BEDROOM 3 c.3.30m x 3.15m (10'10" x 10'4"). Built in
cupboard, radiator, telephone point



OUTSIDE Block pavier driveway gives access to CARPORT with tiled floor and this gives access to ATTACHED GARAGE with up-and-over door, electricity connected and personal door. The garden is on three sides of the property, the front being laid to lawn with well stocked mature flower & shrub beds giving a high degree of privacy. Pedestrian side access leads to the side garden, which is approached through a side gate and is laid to lawn with further flowers & shrubs. There is also a side gate to the rear garden, which enjoys a particularly sunny aspect and has paved patio, area of lawn, raised planters and mature apple tree. Outside tap and awning fitted over the window of Bedroom 1. Timber garden shed.

COUNCIL TAX BAND 'C' – Payable 2019/20 - £1600.47.

EPC RATING 'B'

GROSS SQUARE MEASUREMENTS 118.3 sq. metres (1274.2 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. Proceed to the roundabout through Holbury to the next roundabout and take 1st exit and on reaching Fawley village take 3rd exit into the village (Ashlett Road) and take 2nd left into Ashlett Mews immediately before Fawley Garage. The property is situated at the end of the cul-de-sac.

VIEWING STRICTLY BY APPOINTMENT

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

JRS/HC/06.19

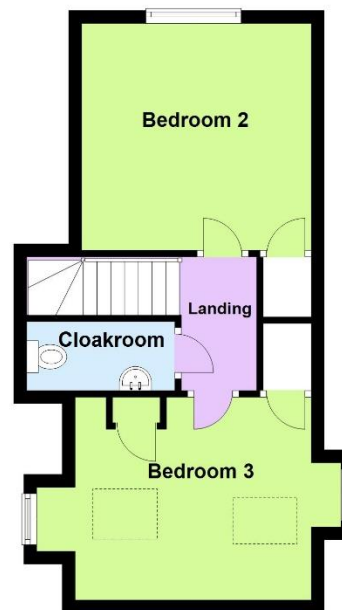




Ground Floor



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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