



1 St Georges Court, Langley SO45 1FD

paul jeffreys



1 St. Georges Court, Langley

A MODERN CHALET STYLE 3 BEDROOM DETACHED HOUSE WITH SPACIOUS LIVING ACCOMMODATION SHORT DRIVE OF LEPE COUNTRY PARK AND BEACH
Refitted kitchen, gas central heating, UPVC double glazed windows & doors

ACCOMMODATION

Entrance hall, cloakroom, lounge, kitchen/dining room, study, 3 bedrooms, en-suite shower room, shower room

ENTRANCE HALL Part glazed front door, staircase with storage cupboard below and radiator.

CLOAKROOM Half tiled walls and tiled floor comprising white suite of close coupled WC, pedestal wash hand basin, radiator, extractor fan, recessed down lighters and side aspect window.

LOUNGE c.5.19m x 3.89m (17' x 12'9"). Radiator, gas coal effect fire, rear aspect window and glazed double doors to rear garden.

KITCHEN/DINING ROOM c.5.19m x 3.10m (17' x 10'2"). Having recently been refitted with range of light grey fronted units comprising acrylic single drainer sink unit with one cupboard below and space and plumbing for dishwasher and space and plumbing for automatic washing machine. Range of base units with cupboards and drawers with worktops above and tiled splashbacks.

Range of wall cupboards. 'Range' cooker with gas hob and electric ovens. Two larger type cupboards with central housing for USA style fridge/freezer. Two front aspect windows and radiator.

STUDY c.2.10m x 2.10m (6'11" x 6'11"). Side aspect window.

LANDING Double airing cupboard with lagged tank and immersion and 'Remeha' gas fired boiler.

BEDROOM 1 c.3.76m x 3.90m (12'4" excluding wardrobe x 12'9" max including skilling ceiling). Front aspect window, radiator, built-in double wardrobe to:

EN-SUITE SHOWER Comprising enclosed fully tiled shower cubicle with plumbed in shower, pedestal wash hand basin, close coupled WC, half tiled walls, radiator, extractor fan and recessed downlighters.

BEDROOM 2 c.3.93m x 2.93m (12'10" excluding bay x 9'7" min.). Front aspect window and radiator.

BEDROOM 3 c.2.70m max x 2.50m (9' x 8'2" max. including skilling ceiling). Rear aspect window and radiator.

BATHROOM White suite comprising panelled bath with part tiled surround, pedestal wash hand basin, close coupled



WC, tiled floor, radiator, extractor fan and recessed downlighters.

OUTSIDE

FRONT GARDEN:

Driveway with parking for one car leading to GARAGE with up and over door and power and light, door to garden. Small front area of garden. Side pedestrian access to:

REAR GARDEN: With small patio and being fully fenced.

COUNCIL TAX BAND 'D' – payable 2021/22 - £1,968.08.

EPC RATING 'C'

GROSS SQUARE MEASUREMENTS 111 sq. metres (1198 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.

NOTE FLOOR PLAN IS FOR GUIDANCE ONLY.

DIRECTIONS Leave Hythe via New Road and Langdown Lawn forking left in to Fawley Road. On reaching the Hardley roundabout proceed through Holbury to the roundabout taking the second exit towards Blackfield. Proceed through the traffic lights and continue through the centre of Blackfield, passing in to Hampton Lane. Continue along this road for some way and after the road bends round to the left continue and take the first left in to Mopley. Continue along this road and on the left fork and St Georges Court will be found as the last turning on the left-hand side, with the property just in on the right-hand side.

VIEWING STRICTLY BY APPOINTMENT

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

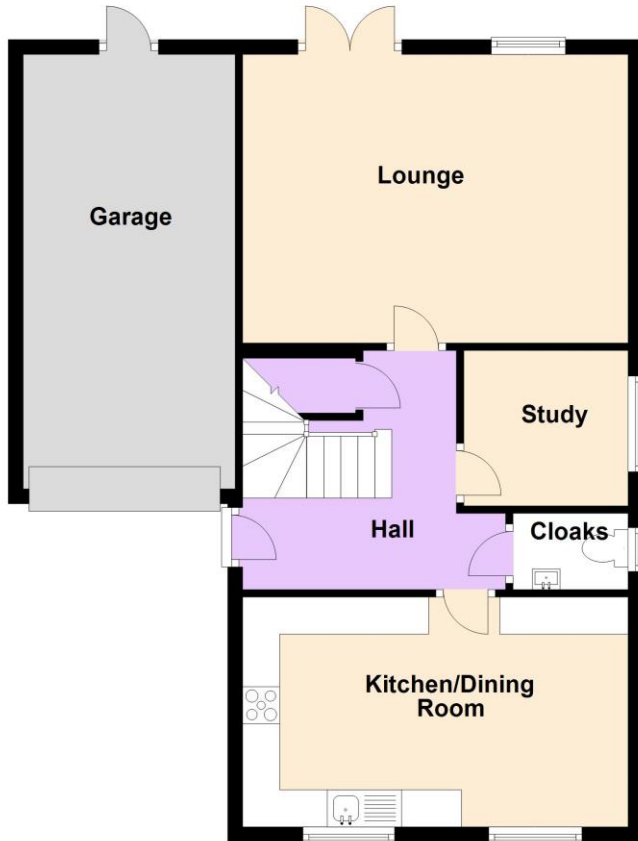
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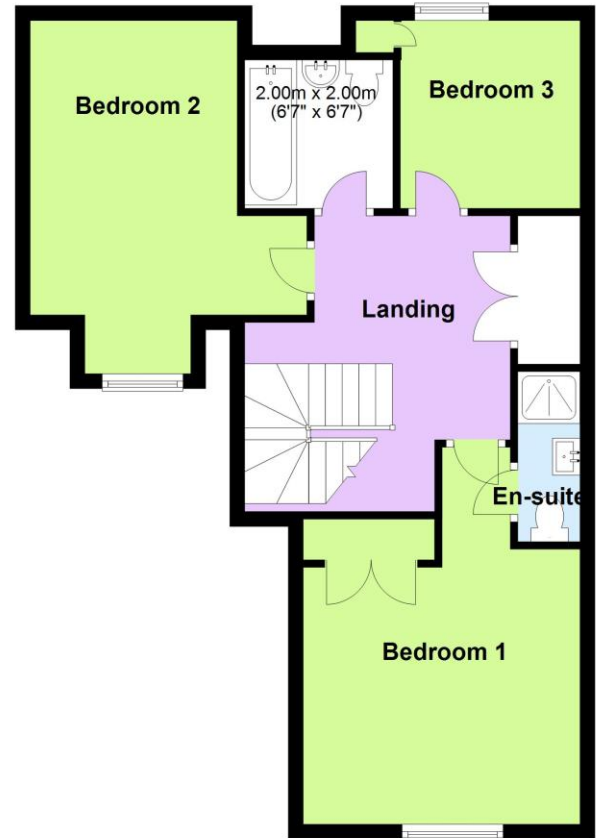
Ground Floor

Approx. 71.3 sq. metres (767.7 sq. feet)



First Floor

Approx. 57.3 sq. metres (617.1 sq. feet)



Total area: approx. 128.6 sq. metres (1384.8 sq. feet)

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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