



6 Rosemerry Place, Langley SO45 1FG

£310,000

paul jeffreys



6 Rosemerry Place, Langley

A MODERN 3 BEDROOM SEMI-DETACHED HOUSE

Within short drive of Lepe Beach & Countrypark
Gas central heating, double glazing, smooth plastered
ceilings throughout, Ample Parking.

ACCOMMODATION

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

ENTRANCE HALL UPVC part glazed front door, telephone
point, radiator, storage cupboard, door to:

CLOAKROOM Radiator, WC, wash hand basin, plumbing
for automatic washing machine, extractor fan, recessed
downlighters, front aspect window.

LOUNGE c.5.41m x 4.70m narrowing to 2.36m (17'9" x
15'5" narrowing to 7'9"). Gas log effect fire with wooden
surround, radiator, TV point, front & side aspect windows.

KITCHEN/DINER c.4.67m x 3.07m (15'4" x 10'1").
Range of base units with cupboards & drawers, built in
oven & gas hob with stainless steel extractor hood over,
space for slimline dishwasher, built in fridge and freezer,
1.5 bowl sink unit, range of wall cupboards, recessed
downlighters, rear aspect window, double doors to rear.

LANDING Hatch to loft space, airing cupboard with gas
boiler, radiator.

BEDROOM 1 c.3.73m x 2.67m (12'3" x 8'9"). Radiator,
built in cupboard, TV point, front aspect window, door to:

EN SUITE Corner square shower cubicle with shower over
and glass door, WC, wash hand basin, extractor fan,
recessed downlighters, side aspect window.

BEDROOM 2 c.4.12m narrowing to x 2.92m x 2.67m (13'6"
narrowing to 9'7" x 8'9"). Radiator, TV point, rear aspect
window.

BEDROOM 3 c.3.07m x 1.91m (10'1" x 6'3"). Radiator,
rear aspect window.

BATHROOM Panelled bath with mixer tap and shower
fitment over with glass door and tiled surround, WC,
pedestal wash hand basin, chrome heated towel rail,
extractor fan, recessed downlighters, front aspect window.

OUTSIDE FRONT: Fenced in lawned area with mature
shrubs, pathway leading to next door, 3 parking spaces.
REAR: Patio and laid to lawn area with mature attractive
shrubby and side gate. Timber garden shed.



COUNCIL TAX BAND 'C' – payable 2021/22 - £1,749.40.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 82.1 sq. metres 883.4 (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 into Fawley Road just before Hythe Hospital. Proceed to the roundabout, taking the 2nd exit into Long Lane. Continue to the next roundabout and take the 2nd exit into Long Copse. At the traffic lights continue straight over and through the centre of Blackfield, continue for approx. 1 mile following the bend of Hampton Lane into Lepe Road and take 2nd turning left into Rosemerry Place, where the property will be found at the end of the close, indicated by our For Sale sign.

VIEWING STRICTLY BY APPOINTMENT

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

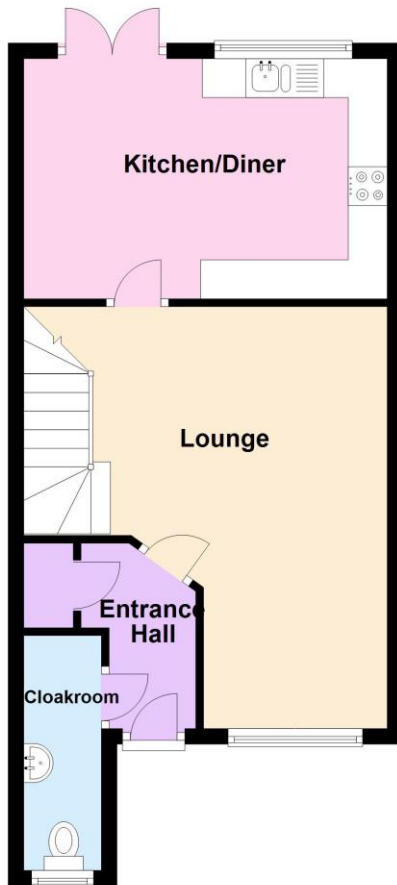
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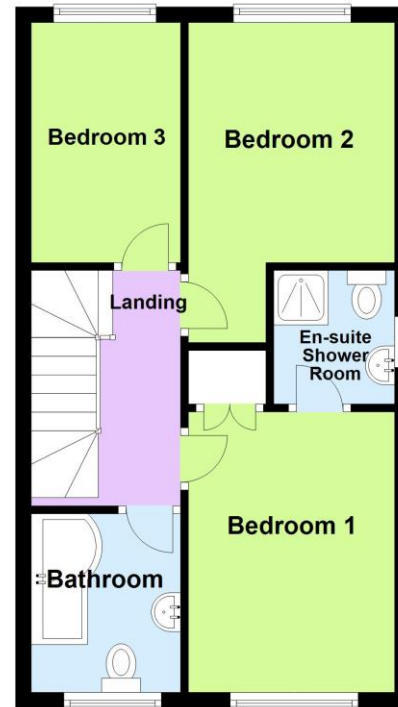
Ground Floor

Approx. 41.9 sq. metres (451.5 sq. feet)



First Floor

Approx. 40.1 sq. metres (431.9 sq. feet)



Total area: approx. 82.1 sq. metres (883.4 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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