



Roadside, Fawley Road
Hythe

paul jeffreys

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Hythe | SO45 3BW

Southampton – 14 miles, Lymington – 10 miles, M27 – 14 miles, Hythe Village – 1.5 miles.
(distances are approximate)

A spacious 1930's built detached house with 4 bedrooms, 3 reception rooms, ample parking with double garage, in excess of 1/3 acre plot.

£595,000

UPVC double glazed windows, gas central heating, smooth plastered ceilings, ample parking for 7/8 cars and space for caravan/boat, double garage, solar panels (owned).



ACCOMMODATION

Entrance porch, reception hall, 3 reception rooms, kitchen/breakfast room, large utility room, pantry, rear porch, 4 bedrooms, bathroom, separate WC, shower room.

ENTRANCE PORCH Fully glazed UPVC front door with 2 front windows, tiled floor, meter cupboard, original timber front door leading to

RECEPTION HALL c.3.63m x 3.39m (11'11" x 11'1"). Window to porch, smooth plastered ceiling, telephone point, radiator, stairs with cupboard below, thermostat control, plate rack, dado rail.

LOUNGE c.4.68m x 4.08m (15'4" x 13'4"). Side aspect window, glazed double doors leading to rear garden, shelving recess, radiator, gas coal effect fireplace with wooden surround and marble effect hearth.

DINING ROOM c.4.08m x 3.94m (13'4" x 12'11"). Oak flooring, double radiator, smooth plastered cove ceiling, front and side aspect windows.

STUDY c.3.24m x 2.85m (10'7" x 9'4"). Double radiator, front and side aspect windows.

KITCHEN/BREAKFAST ROOM c.3.60m x 3.35m (11'9" x 11'). Range of modern units comprising acrylic one and a half bowl single drainer sink unit with one cupboard below

and integrated fridge and integrated dishwasher. Range of base units with cupboards and drawers with worktops above with tiled splashbacks, range of wall cupboards. 'Bosch' stainless steel gas hob with extractor hood over, 'Bosch' double oven, airing cupboard with lagged tank and cupboard above, double radiator. Wood laminate floor, space for breakfast table, smooth plastered ceiling with recess downlighters, rear aspect window, arch to:

UTILITY ROOM c.2.84m x 2.56m (9'4" x 8'4"). Ceramic butler sink with natural wood worktops, space and plumbing for automatic washing machine and space for tumble dryer, 'Glow-worm' floor mounted boiler, two cupboards, side aspect window, half glazed door leading to rear porch, door to:

PANTRY c.2.84m x 0.91m (9'4" x 3'). Shelving, space for fridge/freezer, side aspect window.

SHOWER ROOM Fully tiled walls with plumbed in shower and shower curtain, wash hand basin with cupboard below, WC, tiled floor, heated towel rail, side aspect window.

REAR PORCH c.3.96m x 1.09m (13'2" x 3'7"). Double half glazed door to rear garden, quarry tiled floor, door to:

SEPARATE WC WC, this is of single skin construction.

LANDING Hatch to loft space.

BEDROOM 1 c.4.98m x 4.10m (16'4" x 13'5"). Range of built in furniture including wardrobes, chest of drawers, bedside cabinets and shelving units, radiator, front and side aspect windows.

BEDROOM 2 c.4.10m x 3.62m (13'5" x 11'10"). Built in double wardrobe, radiator, rear and side aspect windows.

BEDROOM 3 c.3.62m x 2.68m (11'10" x 8'9"). Double radiator, rear aspect window.

BEDROOM 4 c.4.77m x 2.32m (15'7" x 7'7" measurements are maximum as room is irregular shape). Side and rear aspect windows, radiator, eaves cupboard, door to walk in store.

BATHROOM White suite comprising panelled bath with mixer tap shower attachment over and fully tiled surround, square pedestal wash hand basin, light/shaver socket, towel rail, double radiator, front aspect window.

SEPARATE WC WC, wash hand basin with tiled splashback, rear aspect window.

OUTSIDE:

FRONT: To the front boundary there is mature hedging, bushes and trees, two large lawned areas, one extending around the right hand side of the property. Pea shingle drive with ample parking facilities for approximately 8 vehicles and caravan/boat. This leads to the detached **DOUBLE GARAGE** which is 7.70m x 4.85m (25'4" x 16') with power and light and twin doors. There is a side storage area to the left hand side of the garage and a shed to the rear. **REAR GARDEN:** Lawned area, large paved patio, range of well stocked flower and shrub beds. The garden extends around the side, where there is a wild life pond, large vegetable plot with large greenhouse, paved area with pergola. The overall plot extends to in excess of 1/3 of an acre.



COUNCIL TAX BAND 'F' – payable 2024/25 - £3,222.17.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 172.8 sq. metres (1859.7 sq. feet) approx.

TENURE 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.

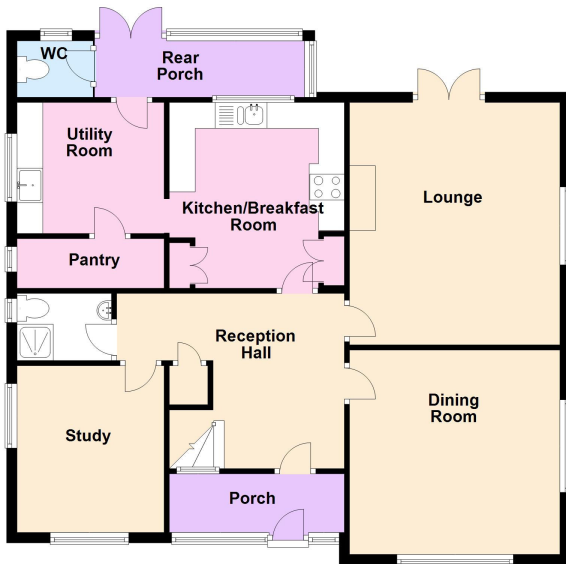
VIEWING STRICTLY BY APPOINTMENT

OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

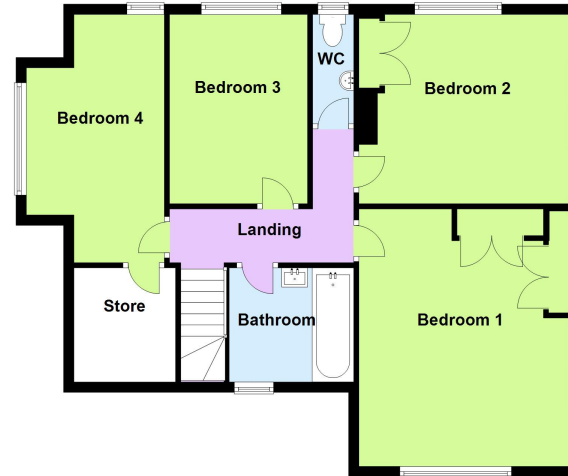
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.

Ground Floor



First Floor



Total area: approx. 172.8 sq. metres (1859.7 sq. feet)



DIRECTIONS: Leave Hythe via New Road continuing up onto Langdown Lawn and then after passing Tesco on the left hand side fork left into Fawley Road. Continue to the top of the hill and the property is located on the corner of Frost Lane on the left hand side indicated by our For Sale board.

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