



Kingston, Northampton Lane, Blackfield SO45 1WR

£285,000

paul jeffreys





AN OLDER STYLE EXTENDED 3 BEDROOM SEMI-  
DETACHED CHALET BUNGALOW WITH AMPLE PARKING  
& DETACHED GARAGE

Short drive of Lepe Beach and New Forest, gas central heating, double glazing. NO CHAIN.

ACCOMMODATION

Entrance hall, lounge/diner, kitchen/breakfast room,  
3 bedrooms, refitted shower room

ENTRANCE PORCH Half glazed door, further UPVC glazed front door leading to:

ENTRANCE HALL Double radiator, two cupboards, telephone point, door leading to stairs.

LOUNGE/DINING ROOM Lounge Area: c.4.25m x 3.31m (13'11" x 10'10" max.) Tiled fireplace with inset electric 'Dimplex' fire, double radiator, square arch to Dining Area: c.3.49m x 2.94m (11'5" x 9'7"). Double radiator, serving hatch to kitchen, side aspect window, sliding patio door to rear garden.

KITCHEN/BREAKFAST ROOM c.6.52m x 2.51m (21'4" x 8'2"). Comprising inset 1.5 bowl single drainer sink unit with cupboards below and space & plumbing for automatic washing machine, range of base units with cupboards & drawers with worktops above, range of wall cupboards, breakfast bar, cupboard housing 'Vaillant' gas fired boiler (installed January 2023), space for fridge/freezer and for breakfast table, double radiator, rear & two side aspect windows, half glazed door to open porch.

BEDROOM 1 c.3.73m x 3.02m (12'2" x 9'11" incl. recess). Mirror fronted wardrobes to stay, double radiator, front aspect window.

BEDROOM 3 c.2.40m x 2.24m (7'10" x 7'4"). Radiator, smooth plastered ceiling, front aspect window.

SHOWER ROOM Refitted with white suite comprising fully tiled walls, corner shower cubicle with 'Mira Sport' shower with glass sliding door, pedestal wash hand basin, close coupled WC, tiled floor, radiator, side aspect window.

FIRST FLOOR

BEDROOM 2 c.3.13m x 3.04m (10'3" x 10' These are minimum measurements as room is odd shaped). Double radiator, access to eaves, rear aspect window.

OUTSIDE

FRONT GARDEN: Laid to lawn with flower and shrub beds, tarmac drive, which leads through double wooden gates, giving total parking for 5/6 cars. This leads to the detached garage of concrete construction and is above average size for a single garage. Door to garden, open access from driveway to REAR GARDEN: Approx. south-facing, paved patio, lawned area with flower and shrub beds.



COUNCIL TAX BAND 'C' – payable 2023/24 - £1,894.03.

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 87.2 sq. metres (938.2 sq. feet) approx.

TENURE The agents are advised this property is FREEHOLD.

AGENT'S NOTE The property is subject to the granting of probate.

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 Langdown Lawn forking left into Fawley Road just before Hythe Hospital. On reaching the Hardley roundabout take 2<sup>nd</sup> exit into Long Lane and pass through Holbury to the mini roundabout. Take 2<sup>nd</sup> exit signposted Blackfield and proceed through the traffic lights into Hampton Lane in the centre of Blackfield. Continue along Hampton Lane and after some way Northampton Lane will be found on the right and the property will be located in on the left hand side, indicated by our For Sale board.

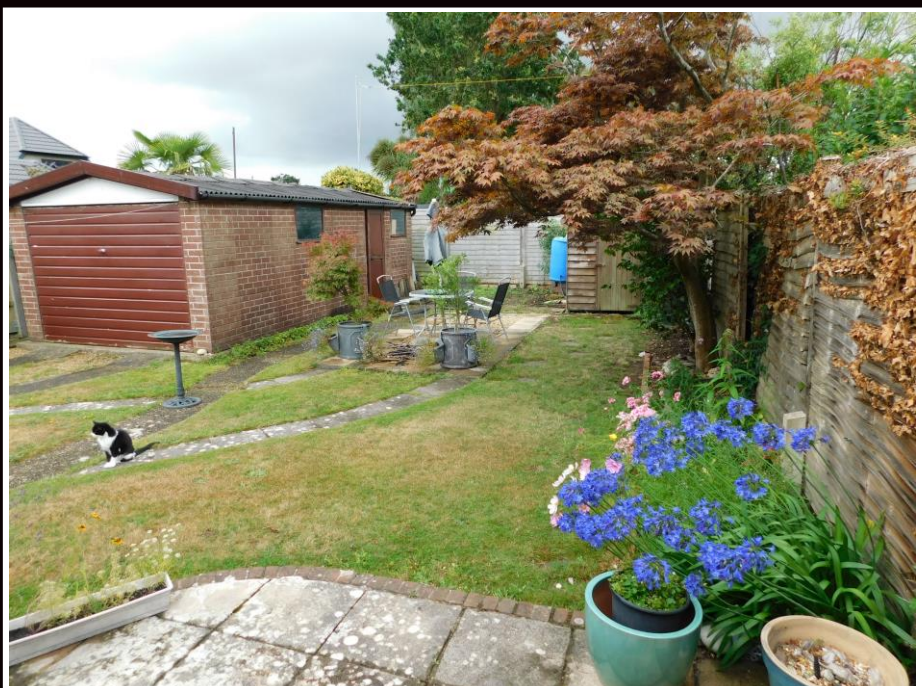
VIEWING STRICTLY BY APPOINTMENT

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

PMD/HC/07.23







## Ground Floor



## First Floor



Total area: approx. 87.2 sq. metres (938.2 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.

independent estate agents

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 Paul Jeffreys Estate Agents

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