



1 Lanehays Road,
Hythe

paul jeffreys

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Hythe | SO45 5EQ

Southampton – 14 miles, Lymington – 10 miles,
M27 – 14 miles, Hythe Village – 1 mile
(distances are approximate)

A spacious 4 bedroom detached
chalet bungalow within the popular
area of Hollybank, with a large
garden, driveway and ample parking
leading to garage

£479,950

Refitted UPVC double glazed windows, gas
central heating, two reception rooms, two
bathrooms

ACCOMMODATION

Entrance hall, lounge, kitchen, dining room, utility
room, 4 bedrooms, bathroom, shower room

PORCH UPVC glazed door, glazed windows, glazed wooden
door to:

ENTRANCE HALL Radiator, meters under stairs, door to:

LOUNGE c.4.27m x 4.19m (14' x 13'9"). Radiator, fireplace
with tiled hearth, front aspect window

KITCHEN c.4.09m narrowing to 2.67m x 3.58m (13'3"
narrowing to 8'9" x 11'9"). Range of base units with
cupboards and drawers, space for electric cooker with
stainless steel extractor fan over, space for dishwasher and
under-counter fridge, worktops, stainless steel 1.5 bowl sink
unit, range of wall cupboards, 'Atag' gas boiler, side and
rear aspect windows, UPVC glazed door to side.

UTILITY ROOM c.2.52m x 2.29m (8'3" x 7'6"). Space for
automatic washing machine, tumble dryer, worktops, wall
cupboards, doors to:

DINING ROOM c.5.11m x 2.44m (16'9" x 8'). Radiator,
side and rear aspect windows, sliding doors to rear.

BEDROOM 1 c.6.53m x 3.35m narrowing to 2.46m (21'5" x
11' narrowing to 8'1"). Radiator, side and rear aspect
windows.

BEDROOM 3 c.3.73m x 3.35m (12'3" x 11'). Radiator, side
and front aspect windows.

BATHROOM WC, wash hand basin in vanity unit, panelled
bath with tiled surround and plumbed in shower, radiator,
extractor fan.

LANDING Built in wardrobe, rear aspect window, door to:

BEDROOM 2 c.4.27m x 4.27m narrowing to 3.05m (14' x
14' narrowing to 10'). Radiator, side aspect window.

BEDROOM 4 c.4.06m x 3.35m narrowing to 2.03m (13'4" x
11' narrowing to 6'8"). Radiator, eaves storage, side aspect
window.

SHOWER ROOM Corner shower cubicle with shower over,
rectangular wash hand basin, WC, rear aspect window.



OUTSIDE:

FRONT Tarmac driveway with ample parking leading to **GARAGE** with up and over door, brick wall to front with gated side access.

REAR Large landscaped long garden with patio, areas laid to lawn, shrub beds with mature shrubbery, garden shed, greenhouse, side door to garage. Boundary fence as you look down the garden is the rear and left hand side fence.

COUNCIL TAX BAND 'D' – payable 2023/24 - £2,117.50.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 143.5 sq. metres (1,545 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.

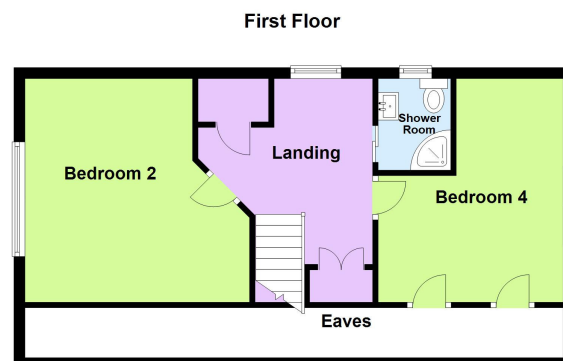
VIEWING STRICTLY BY APPOINTMENT

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

MJD/HC/11.23



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.



Total area: approx. 143.5 sq. metres (1545.0 sq. feet)



DIRECTIONS: Leave Hythe centre turning right into Mousehole Lane and on reaching the junction with Southampton Road, turn right and immediately left into Hollybank Crescent. Take 3rd turning left into Hillview Road and continue up to the end, at the T turn right and the property will be found a short way on the left hand side.

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