



1 St Georges Court
Blackfield

paul jeffreys

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Blackfield | SO45 1FD

Southampton – 17 miles, Lymington – 10 miles, M27 – 17 miles, Hythe Village – 4 miles.
(distances are approximate)

A spacious three double bedroom detached house with large refitted kitchen/diner, lounge, study, ensuite, smooth plastered ceilings throughout. Short drive of Lepe country park and beach.
£409,950

UPVC double glazed windows and doors, gas central heating (new boiler installed approximately two and half years ago), replacement radiators throughout, larger than average garage, backing on to playing fields.



ACCOMMODATION
Entrance hall, cloakroom, lounge, kitchen/dining room, study, three double bedrooms, en-suite shower room, bathroom.

ENTRANCE HALL Part glazed front door, staircase with storage cupboard below, double radiator, wood effect flooring.

CLOAKROOM White suite comprising closed coupled WC, pedestal wash hand basin, half tiled walls, tiled flooring, radiator, extractor fan, recess downlighters, large wall mirror to one wall, side aspect window.

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

STUDY c.2.10m x 2.10m (6'11" x 6'11"). Radiator, telephone point, side aspect window.

KITCHEN/DINING ROOM c.5.19m x 3.10m (17' x 10'2"). Refitted with range of contrasting light/dark 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, 'Belling' range type cooker with gas hob and



One half electric the other gas ovens and grill, two larger type cupboards with central housing for USA style fridge/freezer, radiator, two front aspect windows.

LANDING Double airing cupboard with lagged tank and immersion and 'Glow-worm' gas fired boiler installed approximately two and half years ago.

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, door to:

ENSUITE Comprising fully enclosed, fully tiled shower cubicle with plumbed in shower, pedestal wash hand basin, closed coupled WC, half tiled walls, chrome heated towel rail, extractor fan and recess downlighters.

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

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

BATHROOM White suite comprising panelled bath with part tiled surround, pedestal wash hand basin, closed coupled WC, tiled floor, radiator, extractor fan, recess downlighters.



OUTSIDE:

FRONT: Driveway with parking for one car leading to garage which is larger than average and has a part tiled floor with power and light, part glazed door leading to rear garden. There is a small area of garden to the front of the property and side pedestrian access via a wooden gate, leading to

REAR GARDEN: Paved patio, lawned area. The rear garden is fully fenced and backs on to playing fields.

COUNCIL TAX BAND 'D' – payable 2023/24 - £2,130.78

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 111 sq. metres (1198 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

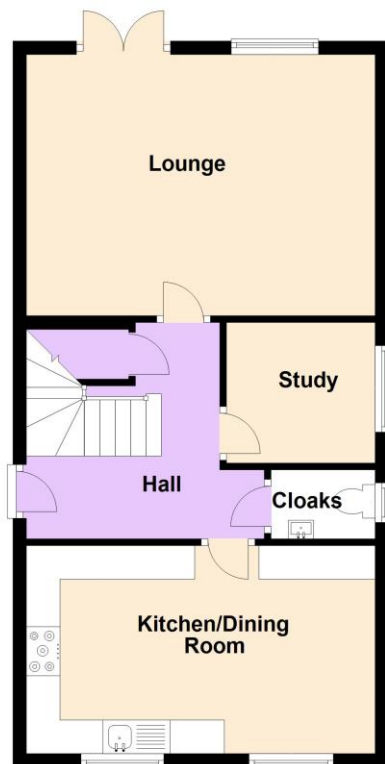
PMD/SW/03.24



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.

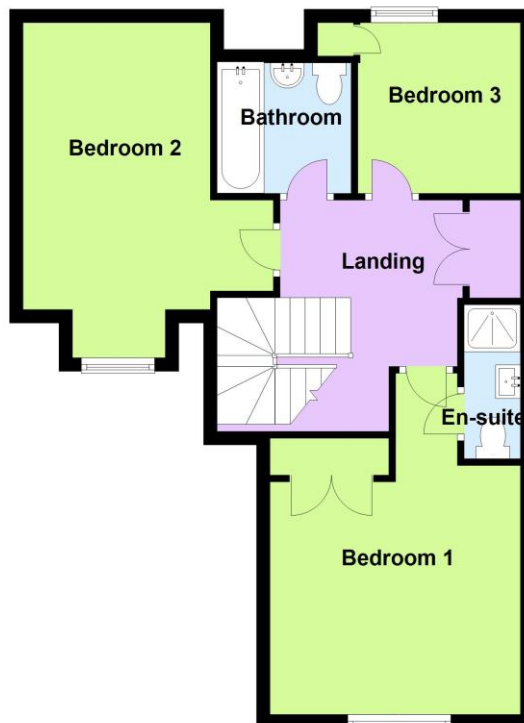
Ground Floor

Approx. 54.0 sq. metres (581.5 sq. feet)



First Floor

Approx. 55.6 sq. metres (598.1 sq. feet)



Total area: approx. 109.6 sq. metres (1179.6 sq. feet)



DIRECTIONS: Leave Hythe via Langdown Lawn forking left into Fawley Road, on reaching the Hardley roundabout proceed across into Long Lane and pass through Holbury and on reaching the mini roundabout take the second exit towards Blackfield and proceed through the traffic lights. After passing through the centre of Blackfield continue along this road and after going round the left hand bend turn left into Mopley and then continue along this road which becomes Walkers Lane South and St Georges Court

will be found as the second turning on the left hand side with the property located as the second property on the right hand side.

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