



30 Lunedale Road,
Dibden Purlieu

paul jeffreys

30 Lunedale Road

Dibden Purlieu | SO45 4QP

Southampton – 15 miles, Lymington – 8 miles, M27 – 10 miles, Hythe Village – 2 miles.
(distances are approximate)

An attractive 4 bedroom detached
chalet bungalow within the centre of
Dibden Purlieu village and very short
drive of open forest
NO CHAIN

£525,000

UPVC double glazed windows and doors, gas
central heating, block paved driveway, close to
local amenities, south-easterly facing rear garden



ACCOMMODATION

Entrance hall, lounge/diner, kitchen,
4 bedrooms, 2 bathrooms, separate WC

ENTRANCE HALL UPVC glazed front door and glazed side panel, radiator, coat cupboard, storage cupboard.

LOUNGE/DINER L shaped room with maximum measurements of c.7.83m x 6.76m (25'8" x 22'2"). Three radiators, TV point, gas fire with brick surround, two side aspect windows, one rear aspect window, sliding doors to rear.

KITCHEN c.4.42m x 3.05m (14'6" x 10'). Range of base units with cupboards and drawers, stainless steel 1.5 bowl sink unit, gas hob, oven & grill, space for appliances, worktops, tiled splashbacks, range of wall cupboards, recessed downlighters, tiled flooring, side aspect window, UPVC glazed door to side giving access to rear.

BEDROOM 1 c.4.50m x 3.35m (14'9" x 11'). Radiator, built in wardrobes, built in cupboard, front aspect window.

BEDROOM 4 c.3.28m x 3.23m (10'9" x 10'7"). Radiator, pedestal wash hand basin, front aspect window.

SHOWER ROOM WC, pedestal wash hand basin, walk in shower cubicle with plumbed in shower & sliding glazed doors, tiled surround, chrome heated towel rail, tiled

flooring, heater, two side aspect windows.

LANDING Two Velux style windows, radiator, large airing cupboard housing 'Baxi' gas boiler, hot water tank, available space under eaves, hatch to loft space, door to:

BEDROOM 2 c.4.14m x 3.76m (13'7" x 12'4"). Radiator, built in cupboard, TV point, rear aspect window.

BEDROOM 3 c.3.76m x 3.89m (12'9" x 12'4"). Radiator, front aspect window.

SHOWER ROOM WC, pedestal wash hand basin, corner shower cubicle with electric 'Triton' shower over, tiled surround, chrome heated towel rail, extractor fan, Velux window.

SEPARATE WC Pedestal wash hand basin, WC, radiator, tiled surround, extractor fan.

OUTSIDE:

FRONT Block paved driveway, mature shrubbery.

REAR South-easterly aspect, laid to lawn with mature shrubs and shrubbery, patio areas, outside tap, electric point, shed.

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

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 154.2 sq. metres
(1,659.4 sq. feet) approx.

TENURE FREEHOLD

AGENT'S NOTE Sale of property is subject to grant 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.

VIEWING STRICTLY BY APPOINTMENT

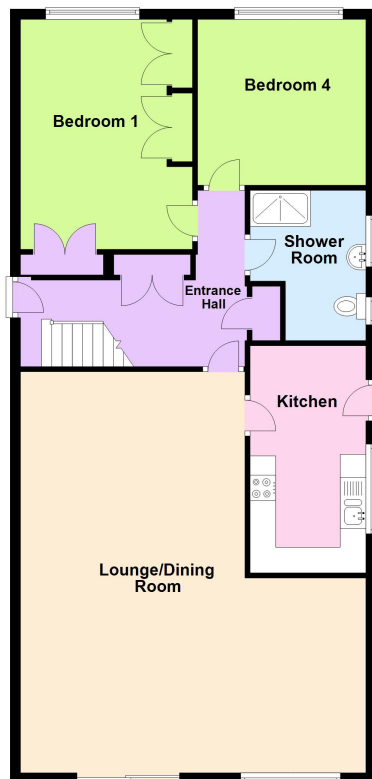
OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

MJD/HC/03.24

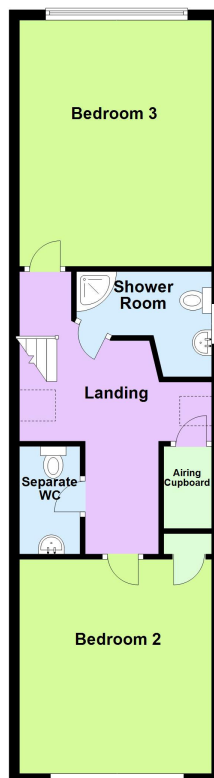


IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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



First Floor



Total area: approx. 154.2 sq. metres (1659.4 sq. feet)



DIRECTIONS: Leave Hythe via New Road continuing up onto Langdown Lawn, passing Hythe Hospital and upon reaching the mini roundabout take 2nd exit into Beaulieu Road. Continue through the centre of Dibden Purlieu and turn left just past the parade of shops into Whinfield Road and 1st right into Lunedale Road, where the property will be found on the left hand side.

paul jeffreys

10 The Marsh, Hythe, Southampton, SO46 6AL

023 8084 8555

sales@pauljeffreys.co.uk

pauljeffreys.co.uk

