



3 Southbourne Avenue, Holbury SO45 2NX

£475,000

paul jeffreys



3 Southbourne Avenue, Holbury

AN EXTENDED FOUR BED DETACHED CHALET BUNGALOW WITH LARGE ATTRACTIVE GARDEN.

Gas central heating, double glazing, conservatory, driveway with ample parking, large garage. NO CHAIN.

ACCOMMODATION

Entrance hall, lounge, kitchen/diner, conservatory, study area, four bedrooms, bathroom, ensuite.

ENTRANCE HALL UPVC Glazed front door, radiator, telephone point door to:

LOUNGE c.7.06m x 3.96m (23'2" x 13'). Log burner with surround and gas point, TV point, 2 radiators, side aspect window, UPVC double doors:

CONSERVATORY c.3.05m x 2.80m (10' x 9'2"). Of UPVC construction, UPVC double doors to rear.

KITCHEN c.7.06m x 2.80m (23'2" x 9'2"). Range of base units with cupboards and drawers, space for appliances, 'Bosch' built in oven, stainless steel 5 burner gas hob with extractor fan over, built in dishwasher, worktops, double sink unit, tiled splashbacks, range of wall cupboards, tiled flooring, radiator, side aspect window, double doors to rear.

STUDY/DINING AREA c.2.87m x 2.74m (9'5" x 9'). Open plan to entrance hall, radiator, side aspect window.

BEDROOM 2 c.3.71m x 3.28m (12'2" x 10'9"). Radiator, airing cupboard with radiator, front aspect box bay window.

BEDROOM 3 c.3.23m x 2.87m (10'7" x 9'5"). Radiator, storage cupboard, front aspect box bay window.

BATHROOM WC, pedestal wash hand basin, panelled bath with shower over and glass door, chrome heated towel rail, side aspect window.

LANDING Side aspect window and Velux window, door to:

BEDROOM 1 c.4.80m x 3.28m (15'9" x 10'9"). 2 radiators, Juliet balcony, walk in wardrobe, eaves storage, TV point, 2 side aspect windows, door to:

EN SUITE Free standing bath, twin wash hand basin in vanity unit, WC, fully tiled walls and floor, heated towel rail, cupboard housing 'Worcester' boiler and hot water tank, side aspect window.

BEDROOM 4 c.3.43m x 2.80m (11'3" x 9'2"). Radiator, Velux front aspect window.

OUTSIDE

FRONT GARDEN Brick wall surrounding property, shingle area, concrete driveway leading to garage.

REAR GARDEN South-easterly aspect, roughly 30ft garage, pond, large patio, lawned area, covered area with hottub included, garden outhouse/shed, mature shrubs and shrubbery.



COUNCIL TAX BAND 'C' – payable 2024/25 - £1,982.87

EPC RATING 'D'

GROSS SQUARE MEASUREMENTS 141.9 sq. metres
(1527.7 sq. feet) approx.

TENURE The agents are advised this property is 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.

DIRECTIONS Leave Hythe via New Road continuing up onto Langdown lawn, forking left into Fawley Road. On reaching Hardley roundabout take the second exit into Long Lane, follow for a short while and take the second right at the garage into Southbourne Avenue, follow for a short while and the property will be found 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

MJD/SW/03.24





Ground Floor



First Floor



Total area: approx. 141.9 sq. metres (1527.7 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.

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