



2 Lanehays Road, Hythe SO45 5ER

£385,000

paul jeffreys



2 Lanehays Road, Hythe

A 3 BEDROOM EXTENDED DETACHED CHALET ON LARGE CORNER PLOT WITH AMPLE PARKING REQUIRING UPDATING

Garden measures 36m X 17m (118' X 58')
Gas central heating, double glazed windows. NO CHAIN.

ACCOMMODATION

Entrance hall, lounge, large L shaped kitchen/diner, ground floor bathroom, 3 bedrooms, potential for first floor shower room

ENTRANCE HALL Glazed aluminium front door, radiator, heating/water timer & thermostat control, airing cupboard with lagged tank.

LOUNGE c.6.02m x 3.65m to 3.31m (19'9" x 12' to 10'10"). Front aspect window and double glazed patio door leading to rear garden, gas fire, double radiator, wood flooring.

KITCHEN/DINER Kitchen Area: c.4.93m x 3.39m (16'2" x 11'1"). Comprising double drainer stainless steel sink unit with cupboards & drawers below, range of base units with cupboards & drawers with worktops above & tiled splashbacks, long worktop with space for appliances below and plumbing for automatic washing machine, walk-in larder, 'Moffat' stainless steel electric hob, 'Tricity' double oven, extractor vent, front & rear aspect windows, half glazed door to rear garden, open to: Dining Area: c.2.93m x 2.82m (9'7" x 9'3"). Built in cupboard, double radiator, recess with 'Ideal Mexico' floor-mounted gas fired boiler, front aspect window, door to hall. (The room is L shaped and the maximum overall measurement is c.6.26m x 4.93m (20'6" x 16'2").

BEDROOM 3 c.2.57m x 2.57m (8'5" x 8'5"). Front aspect window, wood flooring, radiator

BATHROOM White suite comprising panelled bath with part tiled surround, wash hand basin with cupboard below, WC, half tiled walls, radiator, front aspect window.

LANDING Side aspect window, access to eaves storage. NB There is space and potential to install a shower room on the landing, as the drainage & plumbing are on the same side on the ground floor.

BEDROOM 1 c.3.49m x 3.32m (11'5" incl. wardrobes x 10'10"). Two built in double wardrobes with dresser, double radiator, side aspect window.

BEDROOM 2 c.3.49m x 2.93m (11'5" x 9'7"). One built in wardrobe, access to eaves, double radiator, side aspect window.

OUTSIDE The front garden is laid to lawn with mature flower and shrub beds and this extends around the side of the property (where the front door is) with a further area of lawn. Mature shrubs and bushes and the front & side garden has a low brick wall. Long driveway with parking for 3/4 cars leading to the DETACHED GARAGE.

REAR GARDEN Concrete patio, lawned area, mature shrubs and bushes. There is a mature conifer hedge to one side boundary and the rear garden has a near southerly aspect.



COUNCIL TAX BAND 'D' – payable 2024/25 - £2,230.73.

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 96 sq. metres (1033 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 turning right into Mousehole Lane and on reaching the junction with Southampton Road turn right and 1st left into Hollybank Crescent. Take 3rd turning left (Hillview Road) and 1st right into Dale Road and continue for some way and Lanehays Road will be found on the left hand side with the property located on the corner of Dale Road and Lanehays Road.

VIEWING STRICTLY BY APPOINTMENT

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

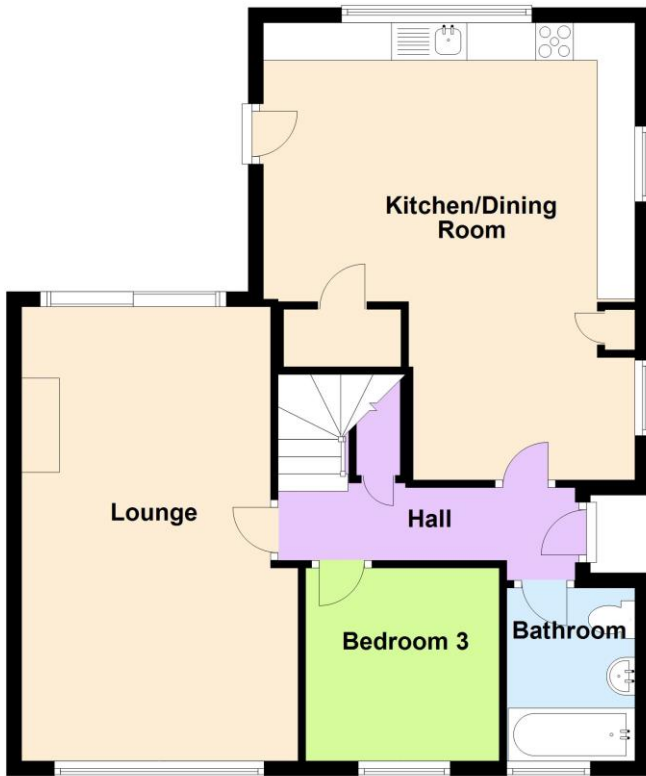
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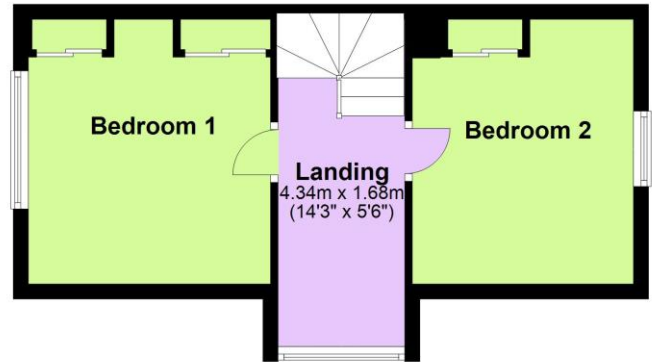
Ground Floor

Approx. 66.4 sq. metres (715.2 sq. feet)



First Floor

Approx. 29.6 sq. metres (318.1 sq. feet)



Total area: approx. 96.0 sq. metres (1033.3 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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