



The Chalet, Chapel Lane,
Langley

paul jeffreys

The Chalet, Chapel Lane, Langley | SO45 1YX

Southampton – 15 miles, Lymington – 8 miles, M27 – 12 miles, Hythe Village – 4 miles.
(distances are approximate)

A large detached chalet bungalow on
0.22 acre plot, with ample parking
leading to garage, with no onward
chain

£525,000

Gas central heating, double glazing, short drive of
Lepe Beach and Country Park and open forest.
Parking for 5/6 cars.

ACCOMMODATION

Entrance porch, entrance hall, lounge, dining room,
snug, kitchen, conservatory, utility area, 5 bedrooms,
2 shower rooms

ENTRANCE PORCH UPVC glazed front door and glazed side
panel, metal glazed door to:

ENTRANCE HALL Radiator, door to:

LOUNGE c.3.58.m x 3.56.m (11'9" x 11'8"). Radiator, TV
point, electric fire with surround, front aspect window,
double doors to:

SNUG c.3.79m x 3.28m (12'5" x 10'9"). Radiator, side
aspect window, door to hall.

KITCHEN c.3.89m x 3.58m (12'9" x 11'9"). Range of base
units with cupboards and drawers, space for cooker,
worktops, stainless steel sink unit, range of wall cupboards,
'Worcester' gas boiler, cupboard housing hot water tank,
pantry, door to:

UTILITY AREA c.3.66m x 2.31m (12' x 7'7"). Base units
with cupboards and drawers, sink, opening to:

CONSERVATORY c.5.34m x 4.42m (17'6" x 14'6"). Of
UPVC construction, double doors to rear.

DINING ROOM c.4.34m x 3.58m (14'3" x 11'9"). Radiator,
hatch to kitchen, front and side aspect windows.

SHOWER ROOM WC, wash hand basin in vanity unit,
corner shower cubicle with plumbed in shower over, fully
tiled walls, extractor fan, side aspect window.

BEDROOM 4 c.3.58m x 2.44m (11'9" x 8'). Radiator, rear
aspect window.

BEDROOM 5 c.3.58m x 2.36m (11'9" x 7'9"). Radiator,
built in cupboards, rear aspect window.

LANDING Large loft/eaves space, door to:

BEDROOM 1 c.4.27m x 3.15m (14' x 10'4). Radiator, built
in cupboards and drawers, front aspect window.

BEDROOM 2 c.3.79m x 3.66m (12'5" x 12'). Radiator, rear
aspect window.

BEDROOM 3 c.3.73m x 2.21m leading to 2.46m x 2.01m
(12'3" x 7'3" leading to 8'1" x 6'7"). Radiator, side aspect
window.

SHOWER ROOM Shower cubicle with electric shower over,
WC, wash hand basin in vanity unit, fully tiled walls, side
aspect window.



OUTSIDE:

FRONT GARDEN: Driveway with parking for several cars, leading to **DOUBLE GARAGE** with up-and-over door, the garden being laid to lawn with raised brick flower beds.
REAR GARDEN: Rear garden is mainly laid to lawn with large patio area and mature shrubbery, outside tap.

COUNCIL TAX BAND 'E' – payable 2024/25 - £2,728.75.

EPC RATING 'E'.

GROSS SQUARE MEASUREMENTS 193 sq. metres (2077.5 sq. feet) approx.

TENURE FREEHOLD.

AGENT'S NOTE The property sale 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.

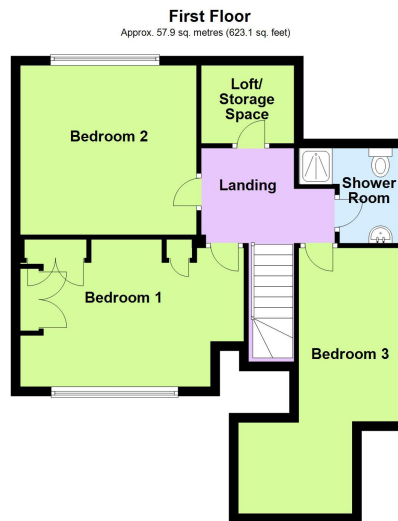
VIEWING STRICTLY BY APPOINTMENT

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

MJD/HC/08.24



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.



Total area: approx. 193.0 sq. metres (2077.5 sq. feet)



DIRECTIONS: Leave Hythe via New Road continuing up onto Langdown Lawn forking left before the hospital into Fawley Road. On reaching the Hardley Roundabout take the 2nd exit into Long Lane to the mini roundabout, taking 2nd exit into Long Copse. Continue through the traffic lights into Hampton Lane, passing through Blackfield for approx. 1.5 miles, turning right into Chapel Lane and immediately 1st right (still Chapel Lane) and the property will be found on the right hand side, indicated by our For Sale board.

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