



24 Hampton Close, Blackfield SO45 1WQ

£389,950

paul jeffreys



24 Hampton Close, Blackfield

A SUBSTANTIALLY EXTENDED 5 BED SEMI-DETACHED HOUSE
IN POPULAR AREA OF BLACKFIELD

Driveway leading to large garage, gas central heating, double
glazing, short drive of beach and open forest

ACCOMMODATION

Entrance hall, lounge/diner, kitchen, breakfast area, craft room,
cloakroom, 5 bedrooms, bathroom

ENTRANCE HALL UPVC glazed front door with glazed side
panel, radiator, understairs cupboard, door to:

LOUNGE c.3.66m x 3.58m (12' x 11'9"). Fireplace with log
burner, TV point, front aspect window, opening to:

DINING AREA c.3.53m x 3.05m (11'7" x 10'). Hatch to kitchen,
double doors to rear.

KITCHEN c.3.58m x 2.36m (11'9" x 7'9"). Range of base units
with cupboards and drawers, space for appliances, worktop,
stainless steel sink unit, tiled splashbacks, range of wall
cupboards with one housing 'Glow-Worm' gas boiler, recessed
downlighters, side aspect window, archway to:

BREAKFAST AREA c.2.92m x 1.96m (9'7" x 6'5"). Radiator, rear
aspect window, side UPVC door, door to:

CRAFT ROOM c.2.92m x 3.05m (9'7" x 10'). Sliding doors to
rear, door to:

CLOAKROOM WC, wash hand basin, radiator, rear aspect
window.

LANDING Side aspect window, door to:

BEDROOM 1 c.3.66m x 3.25m (12' x 10'8"). Radiator, built
in wardrobes, front aspect window.

BEDROOM 2 c.2.90 m x 2.64m (9'6" x 8'8"). Radiator, rear
aspect window.

BEDROOM 3 c.2.62m x 2.44m (8'7" x 8'). Radiator, side
aspect window.

BEDROOM 4 c.2.90m x 2.64m (9'6" x 8'8" max.) Radiator,
rear aspect window.

BATHROOM WC, pedestal wash hand basin, panelled bath
with electric 'Triton' shower over, fully tiled walls, front
aspect window.

BEDROOM 5 c.3.45m x 2.64m (11'4" x 8'8"). Electric
heater, eaves storage, two Velux windows.

OUTSIDE

FRONT GARDEN Concrete driveway leading to GARAGE with up
and over door, small lawned area to front with surrounding hedge.

REAR GARDEN Side garage door with power and light and
separate WORKSHOP to rear of garage, patio area, laid to lawn,
shrub beds with mature shrubbery.



COUNCIL TAX BAND 'C' – payable 2025/26 - £2,087.30.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 123.5 sq. metres 1,329.3 (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. Fork left into Fawley Road just before Hythe Hospital and on reaching the Hardley roundabout take 2nd exit into Long Lane and pass through Holbury to the mini roundabout. Take 2nd exit signposted Blackfield and proceed through the traffic lights into Hampton Lane. Follow for a short while and turn right into Hampton Close and the property will be found towards the end, 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

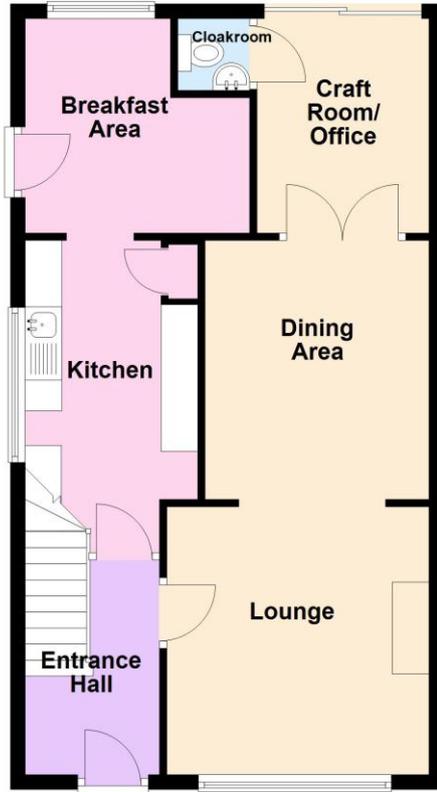
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Ground Floor

Approx. 56.7 sq. metres (610.1 sq. feet)



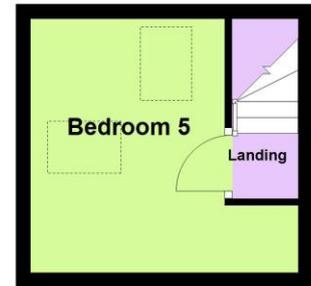
First Floor

Approx. 56.7 sq. metres (610.8 sq. feet)



Second Floor

Approx. 10.1 sq. metres (108.3 sq. feet)



Total area: approx. 123.5 sq. metres (1329.3 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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