



24 Oakleigh Crescent  
Rushington

paul jeffreys



# 24 Oakleigh Crescent

## Rushington | SO40 9AP

Southampton – 4 miles, Lymington – 14 miles,  
M27 – 3 miles  
(distances are approximate)

A spacious 3 bedroom detached  
chalet, with refitted shower room and  
sauna, ample parking, short walk of  
Hounsdown School

£485,000

Double glazed windows and doors, gas central  
heating, parquet flooring to hall and lounge/  
sauna, ground floor refitted bathroom and first  
floor shower room, ample parking with garage

### ACCOMMODATION

Entrance hall, lounge, kitchen, conservatory,  
3 bedrooms, bathroom, shower room, sauna

**ENTRANCE HALL** Part glazed UPVC front door with glazed  
side panel, parquet flooring, two radiators, coved smooth  
plastered ceiling, storage cupboard under stairs, part glazed  
door to conservatory.

**LOUNGE** c.5.74m x 4.24m (18'10" x 13'11"). Front aspect  
walk in bay window and further front aspect window,  
parquet flooring, 'Eco' log wood burner with tiled hearth and  
ceramic mantel, part glazed door and two windows (not  
double glazed) leading to conservatory.

**CONSERVATORY** c.3.48m x 1.68m (11'5" x 5'6"). Half  
glazed with glazed double doors leading to rear garden,  
timber floor, radiator, solid roof.

**KITCHEN** c.3.62m x 3.59m (11'10" x 11'9"). Fitted with  
range of mid-oak style units, comprising inset single drainer  
1.5 bowl stainless steel sink unit with cupboard below,  
integrated dishwasher, range of base units with cupboards  
and drawers with worktops above and tiled splashbacks,  
range of wall cupboards, space for fridge/freezer, wine rack,  
walk-in larder cupboard which houses the 'Baxi' gas fired  
boiler, tiled floor, radiator, extractor hood over cooker area,  
front aspect window.

**BEDROOM 1** c.4.25m x 3.61m (13'11" x 11'10" excl. walk-  
in bay window). Side aspect bay window, coved smooth  
plastered ceiling, natural wood flooring, double radiator.

**BEDROOM 2** c.3.63m x 3.36m (11'11" x 11'11"). Range of  
wardrobes, radiator, coved smooth plastered ceiling, rear  
aspect window.

**BATHROOM** Having been refitted with white suite  
comprising shower-bath with plumbed in shower and  
shower screen, wash hand basin in vanity unit, close  
coupled WC, tiled floor, chrome heated towel rail, wood clad  
ceiling, extractor fan, two fully tiled walls, two side aspect  
windows.

**LANDING** Velux window, access to eaves storage, doors to:

**BEDROOM 3** c.4.79m x 4.23m (15'8" x 14'2"). Two rear  
aspect windows and side Velux window, radiator.

**SHOWER ROOM** Comprising tiled shower cubicle, WC,  
wash hand basin, radiator, extractor fan, Velux window,  
door to:

**SAUNA** Fully clad with pine, seating, electric heating unit  
for dry or wet heat.



## OUTSIDE

**FRONT GARDEN:** Large block paved drive with parking for 3/4 vehicles, electric charging point, brick built GARAGE with roof storage. Connected to the rear of the garage is a walk-in store and further cupboard having space and plumbing for automatic washing machine. In the rear garden there is a shingle area and lawn with gate leading to

**REAR GARDEN:** Wide paved patio with pergola, lawned area, further paved patio adjoining ornamental pond, in the corner of the garden is a gazebo with bar. There is a side storage area to the opposite side of the property and to the other side there is a further patio area, which leads to the store and cupboard at the rear of the garage and has the gate to the drive.

COUNCIL TAX BAND 'D' – payable 2025/26 - £2,356.62.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 131.7 sq. metres  
(1,417.4 sq. feet) approx.

TENURE 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.

VIEWING STRICTLY BY APPOINTMENT

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

PMD/HC/05.25



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.



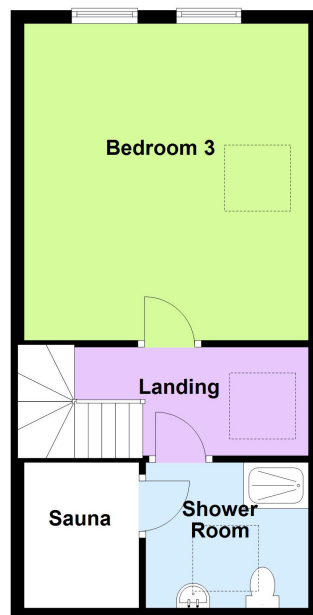
### Ground Floor

Approx. 93.5 sq. metres (1006.9 sq. feet)



### First Floor

Approx. 38.1 sq. metres (410.5 sq. feet)



Total area: approx. 131.7 sq. metres (1417.4 sq. feet)



**DIRECTIONS** Proceed along Spicers Hill towards the Rushington roundabout, turning left into Spicers Way and proceed over the crossroads and ultimately into Bartley Avenue and continue along turning left into Oakleigh Crescent and the property will be found almost on the left hand corner.

**paul jeffreys**

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