



32 Corsair Drive, Dibden, SO45 5UF

£309,950

paul jeffreys



A 2/3 BEDROOM SEMI-DETACHED CHALET BACKING ONTO WOODLAND, LARGE FIRST FLOOR BEDROOM, AMPLE PARKING AND SPACE FOR GARAGE.

Gas central heating, UPVC double glazed windows and doors.

ACCOMMODATION

Kitchen, lounge, 2 bedrooms, 3rd bedroom/dining room, bathroom.

FRONT DOOR to:

KITCHEN c.4.02m x 1.56m (13'2" x 5'1"). Comprising stainless steel single drainer sink unit with cupboards below, worktops with space and plumbing for automatic washing machine, tiled splashbacks, housing for fridge/freezer with cupboard above, radiator, front aspect window, doorway to:

LOUNGE 3.90m x 3.15m (12'9" x 10'4") (min. measurements). Double radiator, front aspect window, part glazed door to staircase and part glazed door to inner hall, doors to:

BEDROOM 2 c.4.01m x 2.74m (13'1" x 9') (min. measurement as room is 'L' shaped). Radiator, understairs storage cupboard, rear aspect window.

BEDROOM 3/DINING ROOM c.2.87m x 2.09m (9'5" x 6'9"). Radiator, half glazed door to rear garden.

BATHROOM White suite comprising panelled bath with mixer tap shower attachment with shower screen, pedestal wash hand basin, WC, fully tiled walls, radiator, side aspect window.

FIRST FLOOR

BEDROOM 1 c.4.75m x 4.72m (15'7" x 15'5" - measurements are maximum as they include the area where there are skirting ceilings). Two radiators, access to eaves storage, two rear aspect windows, front aspect Velux windows.

OUTSIDE

FRONT GARDEN Lawned area, pea shingle area interspersed with flower beds, concrete drive with parking for 2/3 cars. Gates leading through to:

REAR GARDEN With paved patio, lawned area with flower and shrub beds, gate at rear leading to woodland. There are 2 sheds but 1 of these will be removed by the vendor.



COUNCIL TAX BAND 'B' – payable 2025/26 - £1,821.03

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 65.9 sq. metres (709.8 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.

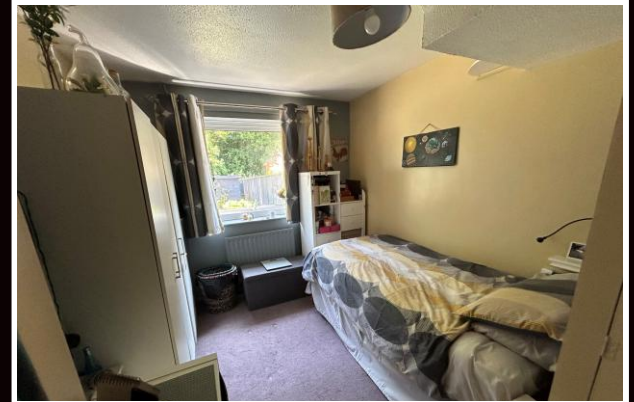
NOTE FLOOR PLAN IS FOR GUIDANCE ONLY.

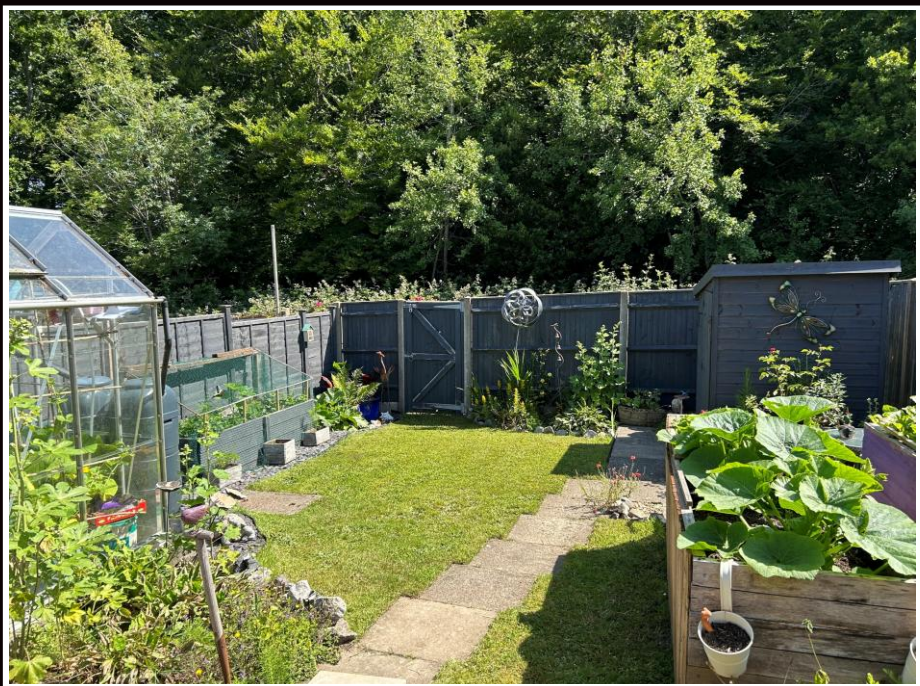
DIRECTIONS Leave Hythe via Jones Lane turning right onto Southampton Road, after some way turn left into Claypits Lane and on reaching the mini roundabout, turn left and Corsair Drive will be found as the first turning on the left hand side. Go to the 'T' and turn left and the property will be found on the right hand side.

VIEWING STRICTLY BY APPOINTMENT

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

PMD/SW/06.25





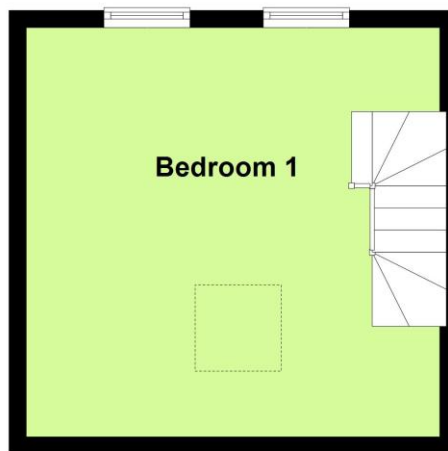
Ground Floor

Approx. 43.1 sq. metres (464.4 sq. feet)



First Floor

Approx. 22.8 sq. metres (245.4 sq. feet)



Total area: approx. 65.9 sq. metres (709.8 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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