



52 Southbourne Avenue, Holbury SO45 2NS

£335,000

paul jeffreys



A 3 BEDROOM DETACHED BUNGALOW
WITH AMPLE PARKING & GARAGE

Modern kitchen & shower room, UPVC double glazed windows,
log burner

ACCOMMODATION

Entrance hall, lounge, kitchen/dinning room,
3 bedrooms, shower room

ENTRANCE HALL Half glazed front door, coved ceiling, radiator,
hatch to loft space, thermostat control

LOUNGE c.4.08m x 3.95m (13'4" x 12'11"). Large front aspect
window, wood burner with surround, radiator, coved ceiling,
door to hall and door to:

KITCHEN/DINING ROOM c.6.55m x 2.16m (21'6" x 7'1").
Range of white units comprising inset single drainer sink unit
with one cupboard below and space & plumbing for automatic
washing machine and for dishwasher. Range of base units with
cupboards and drawers, fully tiled walls, space below worktop
for tumble dryer, range of wall cupboards. Cupboard housing
'Ideal' gas fired boiler, space for range cooker, smooth plastered
ceiling, front and side aspect windows, door to lounge and door
to hall. Side aspect door leading to drive.

BEDROOM 1 c.3.91m x 3.04m (12'9" x 9'11"). Double radiator,
smooth plastered ceiling, rear & side aspect windows.

BEDROOM 2 c.3.20m x 2.89m (10'6" x 9'5"). Radiator, rear
aspect window.

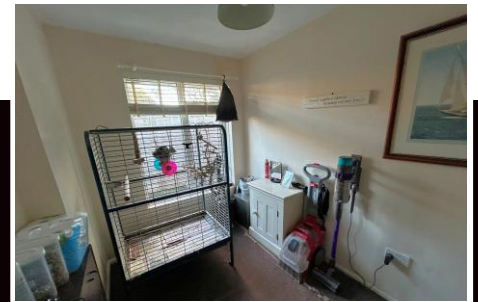
BEDROOM 3 c.3.04m x 2.22m (9'11" x 7'2"). Double radiator,
side aspect window.

SHOWER ROOM Comprising pedestal wash hand basin,
WC, fully enclosed shower cubicle with plumbed in shower
including rain shower, fully tiled walls, tiled floor, chrome
heated towel rail, smooth plastered ceiling, side aspect
window.

OUTSIDE

FRONT GARDEN Approached via electric double wooden gates
with keycode entry, long driveway with parking for 3/4 cars and
long carport. All of the front garden is fully paved and offers extra
space for caravan/boat etc. Access to rear garden is down the
drive and also to the opposite side, which leads to the front door.

REAR GARDEN The whole of the garden has been laid with patio
and concrete areas, pergola, GARAGE with light.



COUNCIL TAX BAND 'D' – payable 2025/26 - £2,348.21.

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 65.8 sq. metres (708 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, forking left into Fawley Road just before Hythe Hospital and on reaching the Hardley roundabout take 2nd exit into Long Lane and after some way take 2nd right into Southbourne Avenue and continue along this road almost to the end and the property will be located on the right hand side, 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

PMD/HC/11.25





Ground Floor

Approx. 65.8 sq. metres (708.1 sq. feet)



Total area: approx. 65.8 sq. metres (708.1 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.

independent estate agents

023 8084 8555

sales@pauljeffreys.co.uk

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