



71 Lime Kiln Lane, Holbury SO45 2HJ

£369,950

paul jeffreys



A MUCH IMPROVED 3 BEDROOM DETACHED HOUSE IN
POPULAR LOCATION WITH REFITTED KITCHEN AND
ENLARGED AND REFITTED BATHROOM

Gas central heating, UPVC double glazing, good size rear
garden

ACCOMMODATION

Entrance lobby, lounge/diner, kitchen, 3 bedrooms,
bathroom with shower cubicle

ENTRANCE LOBBY Replacement composite front door
being part glazed with glazed side panel, wood laminate
flooring, radiator, telephone point, part glazed door to:

LOUNGE/DINER c.6.43m x 3.67m (21'1" x 12'). Front
aspect window, rear aspect sliding patio door to rear
garden, wood laminate flooring, staircase, radiator with
cover and further tall radiator, understairs storage
cupboard, doorway to:

KITCHEN c.3.19m x 2.61m (10'5" x 8'6"). Having been
recently refitted with range of grey units, comprising
recessed 'Franke' stainless steel sink unit with one
cupboard below and integrated dishwasher, range of base
units with cupboards and drawers with natural oak
worktops above, integrated fridge and freezer, range of
wall cupboards, 'Bosch' double oven with cupboards
above and below, 'Bosch' ceramic hob, space and
plumbing for automatic washing machine, wood laminate
flooring, recessed downlighters, rear aspect window, half-
glazed door to rear garden.

LANDING Hatch to loft space.

BEDROOM 1 c.3.61m x 2.78m (11'10" x 9'1"). Front
aspect window, double radiator, built in storage cupboard,
smooth plastered ceiling.

BEDROOM 2 c.4.45m x 2.68m (14'7" x 8'9"). Front aspect
window, double radiator, smooth plastered ceiling.

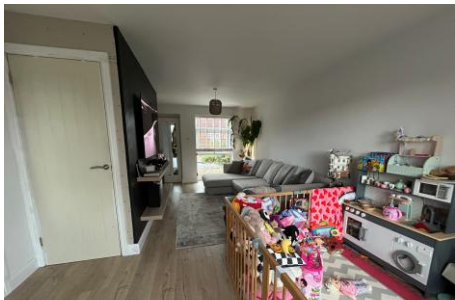
BEDROOM 3 c.3.27m x 2.77m (10'9" x 9'1" max.
measurements as room is L shaped). Rear aspect window,
double radiator, smooth plastered ceiling.

BATHROOM Having been completely refitted with white
suite comprising bath with mixer tap shower attachment,
wash hand basin, WC, shower cubicle being fully tiled with
plumbed in shower, extractor fan, wood effect tiled floor,
fully tiled walls, chrome heated towel rail, recessed
downlighters, rear aspect window.

OUTSIDE

FRONT GARDEN With parking for approx. 3 vehicles, lawed area,
flower and shrub beds, GARAGE with power and light and side
aspect window. Side pedestrian access leading to:

REAR GARDEN With paved patio, storage area to both sides of
property, lawned area. The rear garden is fully enclosed with
fencing.



COUNCIL TAX BAND 'D' – payable 2026/27 - £2,462.05.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 86.8 sq. metres (934.7 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 take 1st turning right into Lime Kiln Lane. Proceed almost the end and the property will be found on the left hand side.

VIEWING STRICTLY BY APPOINTMENT

OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 2.00pm

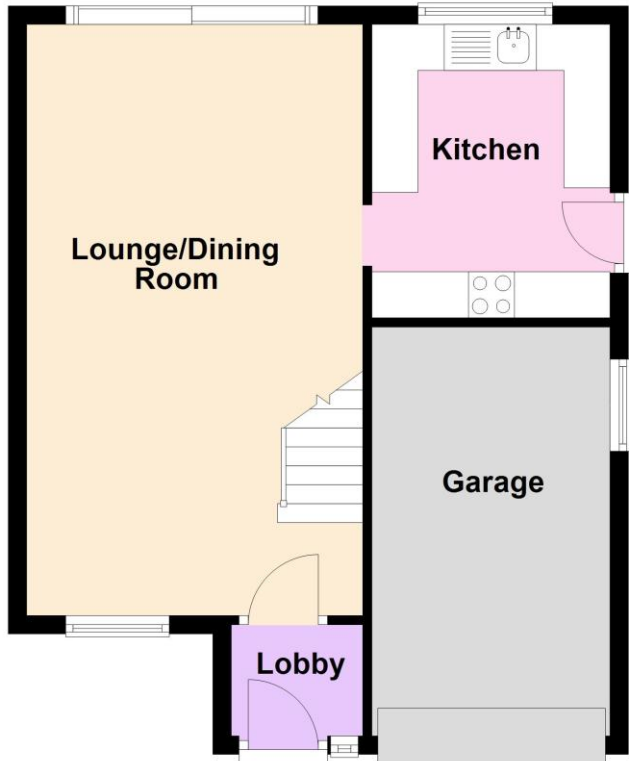
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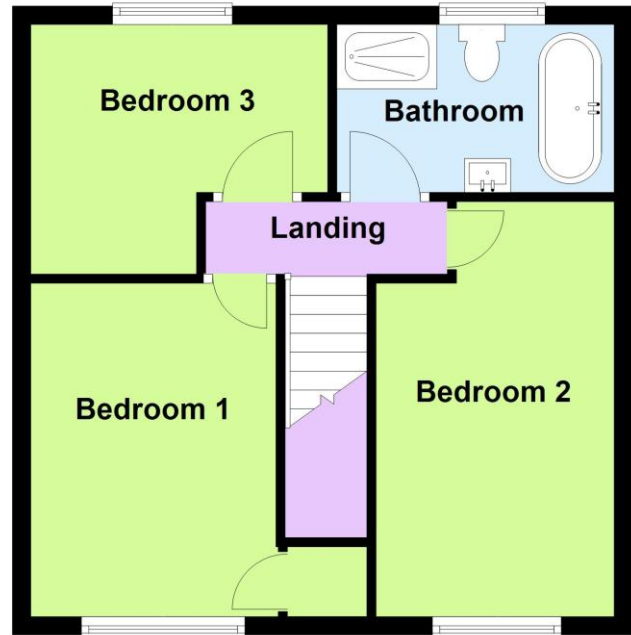
Ground Floor

Approx. 46.1 sq. metres (495.9 sq. feet)



First Floor

Approx. 40.8 sq. metres (438.8 sq. feet)



Total area: approx. 86.8 sq. metres (934.7 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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