



9 Forest Gate
Langley

paul jeffreys

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Langley | SO45 1GW

Southampton – 18 miles, Lymington – 10 miles,
M27 – 18 miles, Hythe Village – 4 miles
(distances are approximate)

A 4 bedroom detached house
in popular area of Langley
overlooking fields

£495,000

Gas central heating, double glazing, ample
parking, integral garage, large insulated
summerhouse with power & light

ACCOMMODATION

Entrance hall, dining area, lounge, conservatory, kitchen,
cloakroom, utility room, 4 bedrooms, en-suite, bathroom

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

DINING AREA c.3.89m x 3.84m narrowing to 2.34m (12'9"
x 12'7" narrowing to 7'8"). Radiator, front aspect window,
door to:

LOUNGE c.6.10m x 3.53m (20' x 11'7"). Two radiators,
fireplace with surround, TV point, door to kitchen, front
aspect window, UPVC doors to rear.

CONSERVATORY c.3.10m x 2.87m (10'2" x 9'5"). Of UPVC
construction, UPVC double doors to rear.

KITCHEN c.3.89m x 3.51m narrowing to 2.49m (12'9" x
11'6" narrowing to 8'2"). Range of base units with
cupboards and drawers, integrated dishwasher, under-
counter fridge, gas hob with extractor fan over, worktops,
double sink unit, tiled splashbacks, range of wall cupboards,
integrated microwave, integrated oven & grill, tiled flooring,
storage cupboard, two rear aspect windows, door to:

UTILITY ROOM c.2.31m x 1.40m (7'7" x 4'7"). Radiator,
space for appliances, airing cupboard with tank, 'Baxi' gas
boiler, door to side and door to:

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

LANDING Hatch to loft space, radiator, door to:

BEDROOM 1 c.3.56m narrowing to 2.59m x 2.82m
narrowing to 2.19m (11'8" narrowing to 8'6" x 9'3"
narrowing to 7'2" excl. wardrobes). Radiator, built in
wardrobes, front aspect window, door to:

EN-SUITE Shower cubicle with plumbed in shower over,
wash hand basin in vanity unit, fully tiled walls and floor,
front aspect window.

BEDROOM 2 c.3.25m x 2.92m (10'7" x 9'7"). Radiator,
storage cupboard, front aspect window.

BEDROOM 3 c.2.49m x 2.46m (8'2" x 8'1"). Radiator, rear
aspect window.

BEDROOM 4 c.2.74m x 2.26m narrowing to 1.98m (9' x
7'5" narrowing to 6'6"). Radiator, rear aspect window.

BATHROOM WC, wash hand basin in vanity unit, panelled
bath with plumbed in shower over, chrome heated towel
rail, fully tiled walls, rear aspect window.



OUTSIDE

FRONT GARDEN: Tarmac drive with parking for two cars, leading to GARAGE up-and-over door with power and light, lawned area with shrub beds, gated side access to: REAR GARDEN: Side garage door, garden is mainly laid to lawn with small patio, garden tap, large insulated summerhouse with power & light, backing onto open fields.

COUNCIL TAX BAND 'E' – payable 2026/27 - £3,009.17.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 122.6 sq. metres (1,319.9 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 – 2.00pm

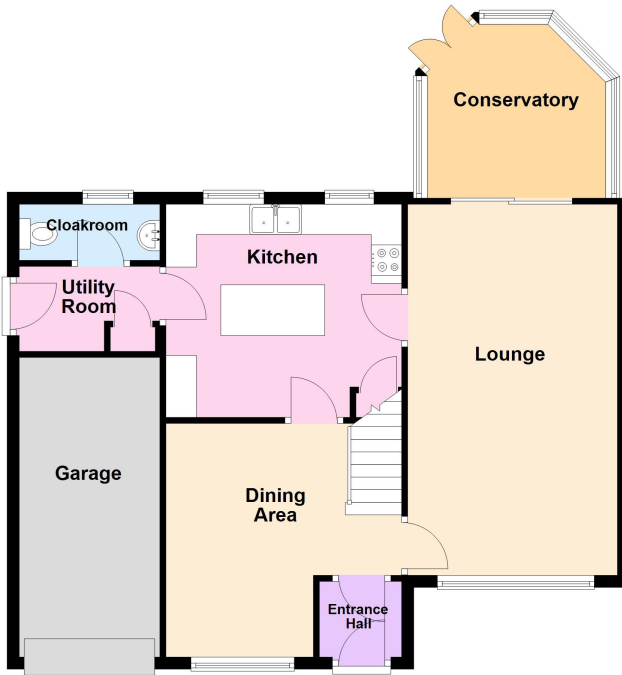
PMD/HC/02.26



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.

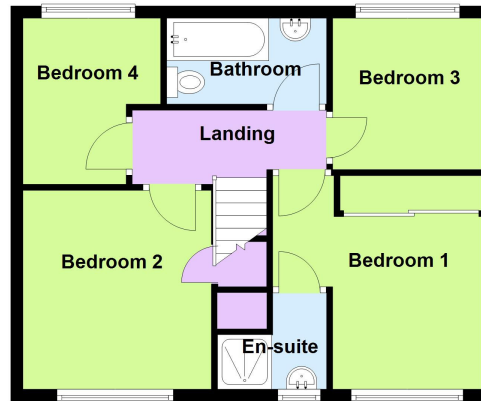
Ground Floor

Approx. 76.4 sq. metres (822.8 sq. feet)



First Floor

Approx. 46.2 sq. metres (497.1 sq. feet)



Total area: approx. 122.6 sq. metres (1319.9 sq. feet)



DIRECTIONS Leave Hythe via New Road continuing up onto Langdown Lawn forking left before the hospital into Fawley Road and on reaching the Hardley Roundabout take the 2nd exit into Long Lane and pass through Holbury to the mini roundabout, taking the 2nd exit to Blackfield and pass through the traffic lights into Hampton Lane. Continue right to the end, which becomes Lepe Road and take 1st left into Mopley, follow for a short while and turn right into Forest Gate where the property will be found on the left hand side.

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