



9 Forest Gate  
Langley

paul jeffreys

# 9 Forest Gate

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

£525,000

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 2025/26 - £2,870.03.

EPC RATING 'bbc'.

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

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	Saturday	9.00am – 4.00pm
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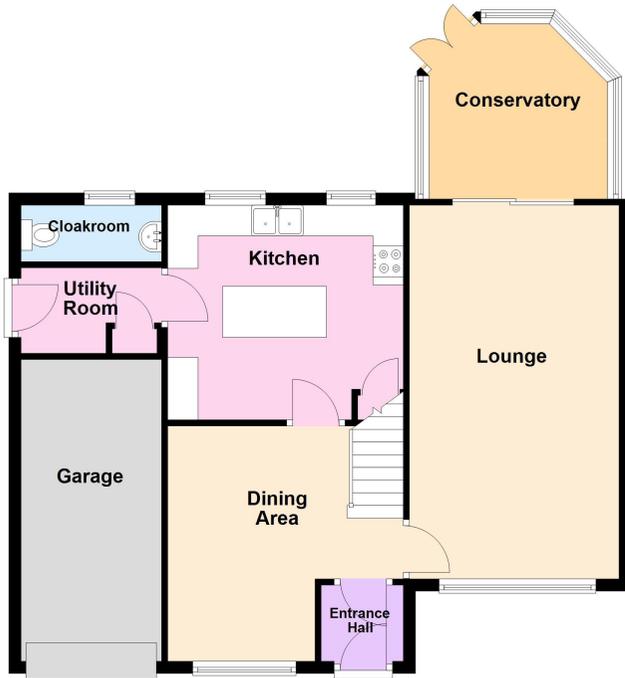
PMD/HC/02.26



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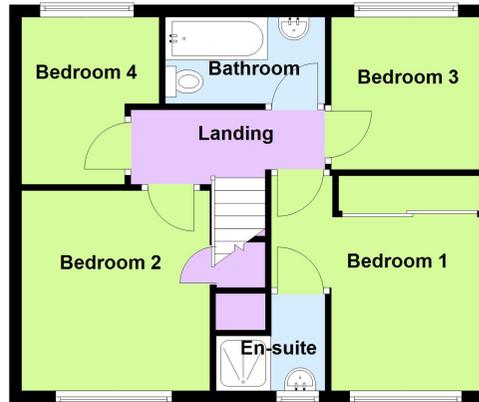
### Ground Floor

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 2<sup>nd</sup> exit into Long Lane and pass through Holbury to the mini roundabout, taking the 2<sup>nd</sup> exit to Blackfield and pass through the traffic lights into Hampton Lane. Continue right to the end, which becomes Lepe Road and take 1<sup>st</sup> 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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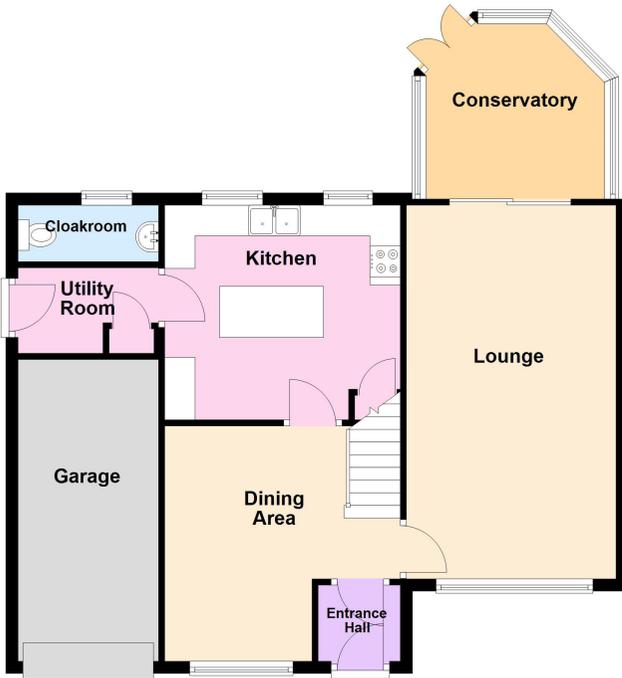
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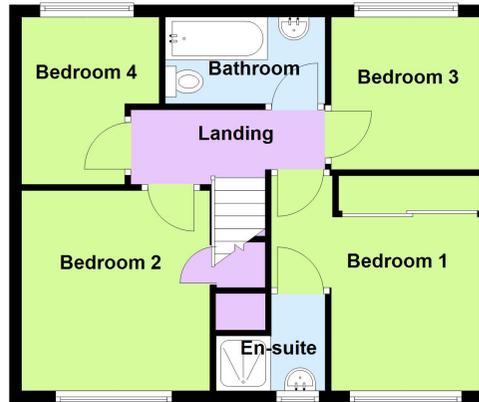
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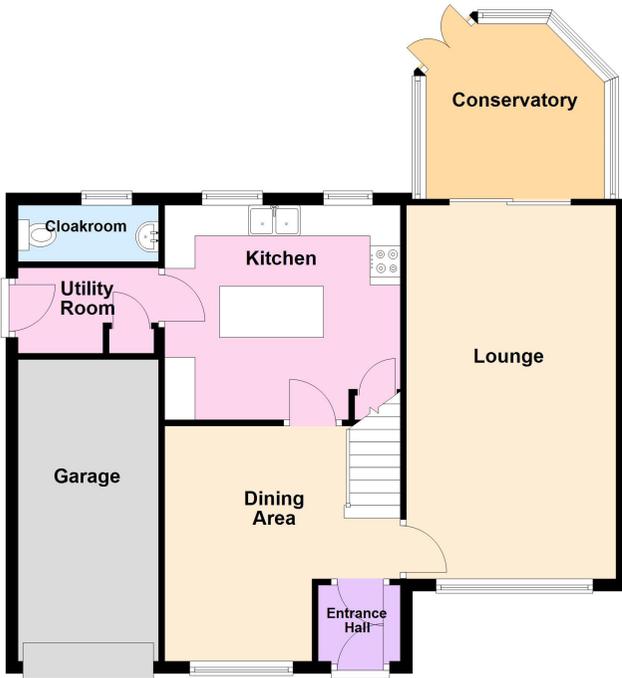
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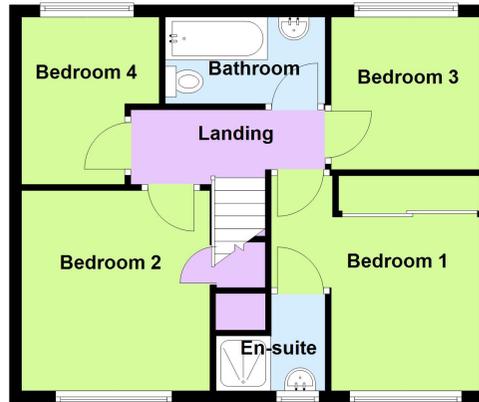
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