



8 Orchard Close, Fawley SO45 1EZ

£319,950

paul jeffreys



## 8 Orchard Close, Fawley

AN EXTENDED 3 BEDROOM SEMI-DETACHED HOUSE  
2 RECEPTION ROOMS, OFF-ROAD PARKING WITH GARAGE

Short drive of Calshot Beach, UPVC double glazing,  
gas central heating, skimmed throughout (except lounge/diner)  
NO CHAIN

### ACCOMMODATION

Porch, entrance hall, lounge/diner, kitchen/family room,  
3 bedrooms, bathroom

**ENTRANCE PORCH** Glazed front door with small window to side  
& side, side panel window, door to:

**ENTRANCE HALL** Half glazed wooden double doors, wood  
laminated flooring, electric radiator, understairs cupboard, door  
to:

**LOUNGE/DINER** c.7.43m x 3.68m to 2.50m (24'4" x 12'1" to  
8'4"). Front aspect window, mock fireplace, dining area has  
double bi-fold doors leading to:

**KITCHEN/FAMILY ROOM** c.5.88m x 5.60m (19'3" x 18'7" max.  
measurement as room is L shaped).

Family room: Rear aspect French doors with two windows,  
downlighters. Stainless steel 1.5 bowl single drainer sink unit  
with cupboard below, adjoining worktops with space & plumbing  
for dishwasher, washing machine and tumble dryer, range of  
base units with cupboard and drawers with worktops above and  
tiled splashbacks, range of wall cupboard, 'Bosch' gas hob and  
electric double oven, space for fridge/freezer, lino flooring,  
stainless steel extractor hood, wall cupboard housing 'Baxi' gas  
fired boiler, door to:

**LANDING** Side aspect window, hatch to loft space, airing  
cupboard with immersion heater & lagged tank.

**BEDROOM 1** c.3.60m x 3.01m (11'10" x 9'10"). Front aspect  
window, radiator.

**BEDROOM 2** c.3.74m x 3.01m (12'3" x 9'10"). Rear aspect  
window, radiator.

**BEDROOM 3** c.2.59m x 2.51m (8'6" x 8'3"). Front aspect  
window, radiator.

**BATHROOM** White suite comprising panelled bath with 'Mira'  
electric shower over with shower screen, pedestal wash hand  
basin, three fully tiled walls and one half tiled wall, two rear  
aspect windows, chrome heated towel rail, recessed downlighters.

### OUTSIDE

**FRONT GARDEN** Laid to lawn with mature shrubs, driveway with  
2/3 parking spaces and **GARAGE** with up and over door, light &  
power, side pedestrian access with gate to:

**REAR GARDEN** Laid to shingle with paved patio.



COUNCIL TAX BAND 'C' – payable 2026/27 - £2,188.49.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 93 sq. metres (1000.8 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 New Road continuing up onto Langdown Lawn. Fork left into Fawley Road just before Hythe Hospital and on reaching the Hardley roundabout take 2<sup>nd</sup> exit into Long Lane and pass through Holbury to the mini roundabout. Take 1<sup>st</sup> exit signposted Fawley and after some way fork left into Church Lane and Orchard Close is 1<sup>st</sup> turning on the right with the property ahead and slightly to the left.

VIEWING STRICTLY BY APPOINTMENT

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

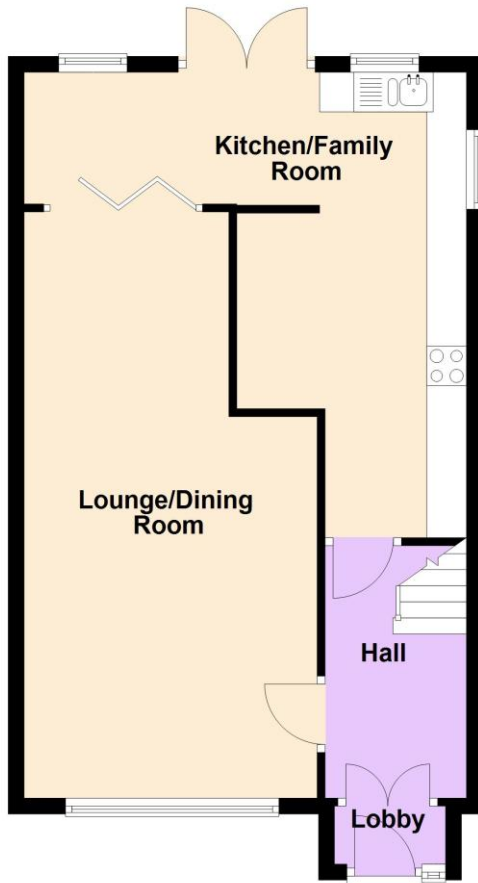
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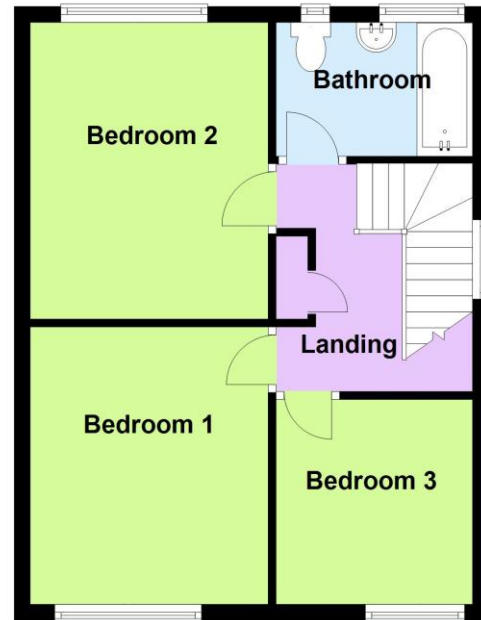
## Ground Floor

Approx. 52.1 sq. metres (561.0 sq. feet)



## First Floor

Approx. 40.9 sq. metres (439.8 sq. feet)



Total area: approx. 93.0 sq. metres (1000.8 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.

independent estate agents

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