



101 Hampton Lane, Blackfield SO45 1WL

£285,000

paul jeffreys



AN ATTRACTIVE 3 BED MID-TERRACE COTTAGE WITHIN  
A SHORT DRIVE OF LEPE BEACH & OPEN FOREST

Gas central heating, double glazing, attractive front & rear  
gardens, ample parking

ACCOMMODATION

Entrance porch, lounge, dining room, kitchen,  
3 bedrooms, shower room

ENTRANCE PORCH UPVC glazed front door, side aspect  
window, doors to:

LOUNGE c.4.63m x 4.34m (15'2" x 14'3"). TV point, brick built  
fireplace with large log burner, ceiling fan, understairs cupboard,  
radiator, front aspect window, door to:

DINING ROOM c.4.63m x 2.34m (15'3" x 7'8"). Radiator, rear  
aspect window, opening to:

KITCHEN c.3.13m x 2.84m (10'3" x 9'4"). Range of base units  
with cupboards and drawers, 'Hotpoint' under-counter fridge,  
recently installed oven & grill and 'HiSense' electric hob with  
extractor fan over, space for appliances, wooden worktops, sink  
unit, tiled splashbacks, range of wall cupboards, rear aspect  
window, glazed side door leading to utility/storage area, leading to  
garden.

LANDING Hatch to loft space, door to:

BEDROOM 1 c.3.38m x 2.84m (11'1" x 9'4"). Radiator, electric  
fire with surround, rear aspect window.

BEDROOM 2 c.3.25m x 2.84m (10'8" x 9'4"). Airing cupboard  
housing 'Atag' combination boiler, radiator, front aspect window.

BEDROOM 3 c.2.03m x 2.01m (6'8" x 6'7"). Radiator, front  
aspect window.

SHOWER ROOM WC with concealed cistern, wash hand basin in  
vanity unit, corner shower cubicle with plumbed in shower over  
with glazed door and tile surround, radiator, rear aspect window.

OUTSIDE

FRONT GARDEN Shingle driveway with parking for 3/4 cars,  
mature shrubbery, outside lamp, wood store.

REAR GARDEN Easy maintenance garden with greenhouse,  
mature shrubs and shrubbery, gated rear access.



COUNCIL TAX BAND 'B' – payable 2026/27 - £1,914.93.

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 74 sq. metres (796 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 2<sup>nd</sup> exit signposted Blackfield and proceed through the traffic lights into Hampton Lane and the property will be found 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 – 2.00pm

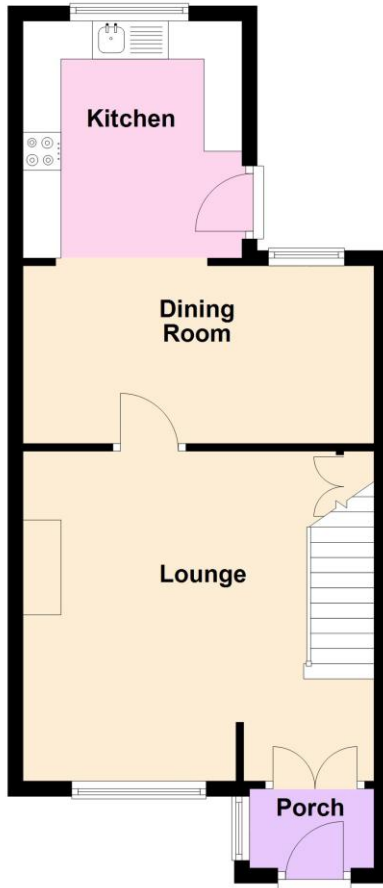
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## Ground Floor

Approx. 42.6 sq. metres (458.1 sq. feet)



## First Floor

Approx. 31.4 sq. metres (337.9 sq. feet)



Total area: approx. 74.0 sq. metres (796.1 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

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 Paul Jeffreys Estate Agents

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