



40 Fairview Drive  
Hythe

paul jeffreys

# 40 Fairview Drive

Hythe | SO45 5GY

Southampton – 14 miles, Lymington – 9 miles,  
M27 – 12 miles, Hythe Village – ½ mile  
(distances are approximate)

A spacious 4 bedroom,  
2 reception room detached chalet,  
with ample parking & garage and  
good size level rear garden backing  
onto wooded area

£459,950

UPVC double glazed windows and doors, gas  
central heating, smooth plastered ceilings,  
stripped wood doors to ground floor, wood  
burner



## ACCOMMODATION

Entrance hall, lounge, dining room, kitchen/breakfast room,  
utility, 4 bedrooms, bathroom, shower room

**ENTRANCE HALL** UPVC part glazed front door with glazed  
side panel, wood flooring, radiator, telephone point, stairs  
with cupboard below.

**LOUNGE** c.4.82m x 3.62m (15'10" x 11'10"). Front aspect  
window, wood burner with tiled hearth and wood mantel,  
radiator, coved ceiling, two side aspect windows.

**DINING ROOM** c.3.48m x 3.01m (11'5" x 9'10"). Glazed  
double doors and glazed side panel to rear garden, radiator,  
wood laminate flooring.

**KITCHEN/BREAKFAST ROOM** c.5.10m x 3.01m (16'9" x  
9'10"). Range of units with mid-oak doors, comprising  
acrylic single drainer sink unit, integrated dishwasher, space  
& plumbing for automatic washing machine, range of base  
units with cupboards and drawers with worktops above and  
tiled splashbacks, cupboard housing 'Viessmann' gas fired  
combination boiler. Range of wall cupboards, tiled floor,  
double radiator, space for large fridge/freezer, two rear  
aspect windows, cooker hood with space for range cooker,  
part glazed door to:

**UTILITY** c.3.51m x 1.38m (11'6" x 4'6"). UPVC and part  
glazed construction with part glazed door to front and to

rear of property.

**BEDROOM 4** c.3.01m x 2.99m (9'10" x 9'9"). Front aspect  
window, double radiator, built in cupboard.

**BATHROOM** Modern white comprising panelled bath with  
part tiled surround with plumbed in shower, part tiled walls,  
WC with concealed cistern, wash hand basin in vanity unit,  
tiled floor, chrome heated towel rail, extractor fan, side  
aspect window.

**FIRST FLOOR LANDING** Access to eaves, open shelving  
and storage cupboard (no door).

**BEDROOM 1** c.4.07m x 3.66m (13'4" x 12' max.  
measurements). Front aspect window, double radiator,  
built in double wardrobe.

**BEDROOM 2** c.3.66m x 3.58m (12' x 11'9" excl. deep built  
in double wardrobe). Front aspect window, radiator, deep  
built in double wardrobe, hatch to loft space.

**BEDROOM 3** c.3.03m x 2.44m (9'11" x 8'). Rear aspect  
window, radiator.

**SHOWER ROOM** White suite comprising corner shower  
cubicle with plumbed in shower, WC, wash hand basin in  
vanity unit, part tiled walls, heated towel rail, illuminated  
mirror, rear aspect window.

## OUTSIDE

**FRONT GARDEN:** SPACIOUS BALCONY with views towards and over Southampton and Southampton Water. The garden has a lawned area with flower & shrub beds and a two car drive leading to PART INTEGRAL GARAGE with power and light. The garage at present has been divided to create a small office at the rear, which has a radiator and power & light. This could easily be removed to create a full sized garage.

**REAR GARDEN:** Of good size with full width concrete patio, which is laid with astroturf leading to the lawned area, outside tap, shingle patio area, gate giving pedestrian access to woodland at the rear. There is a fee of approximately £20 per annum payable to Hythe and Dibden Parish Council for access to the woodland via this gate.

**SHOWER ROOM** with fully tiled shower cubicle with H+C water, half glazed door leading to rear garden. NB The shower is of timber/UPVC construction and is not accessed directly from property.

COUNCIL TAX BAND 'E' – payable 2026/27 - £3,000.73.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 121.8 sq. metres (1,311.2 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.

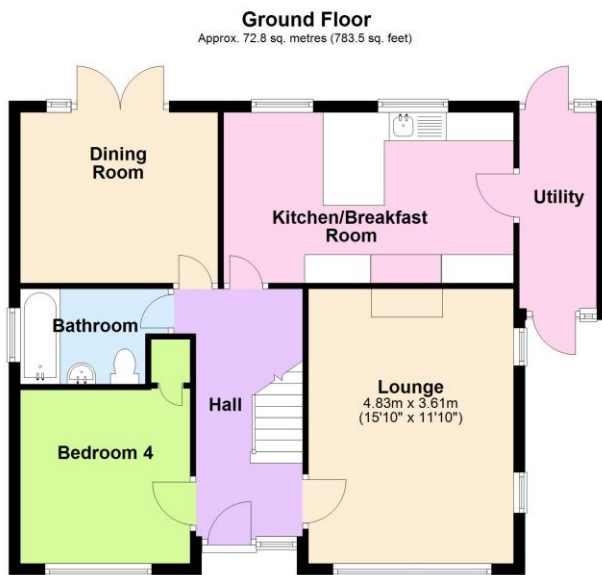
VIEWING STRICTLY BY APPOINTMENT

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

PMD/HC/04.26



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.



Total area: approx. 121.8 sq. metres (1311.2 sq. feet)



**DIRECTIONS:** Leave Hythe via New Road turning right into Mousehole Lane. On reaching the junction with Southampton Road, turn right and immediately left into Hollybank Crescent. Take 2<sup>nd</sup> left into Fairview Drive and continue past Fairview Close on the left hand side and then the property will be found along on the left hand side.

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