



42 Forest Edge, Fawley, SO45 1FN

£259,950

paul jeffreys



42 Forest Edge, Fawley

AN EXTENDED 2 BEDROOM END OF TERRACED HOUSE WITH KITCHEN/DINING ROOM AND LARGE EXTENDED LOUNGE.

Gas central heating, UPVC double glazed windows and doors.

NO CHAIN.

ACCOMMODATION

Entrance hall, kitchen/diner, lounge/diner, 2 double bedrooms, bathroom.

ENTRANCE HALL Half glazed UPVC front door, radiator, thermostat control, staircase, door to:

KITCHEN/DINER c.4.54m x 4.29m (14'11" x 14'1" maximum measurements as room is 'L' shaped). Range of white units comprising inset stainless steel single drainer sink unit with one cupboard below and space and plumbing for automatic washing machine. Adjoining worktop with space for fridge below, range of base units with cupboards and drawers with worktops above and tiled splashbacks, range of wall cupboards including glass fronted display cupboard, wine rack, understairs shelving, radiator, space for dining table, front aspect window door to:

LOUNGE/DINER c.6.32m x 4.29m to 3.81m (20'9" x 14'1" to 12'6"). 2 radiators, smooth plastered ceiling, rear aspect window and glazed double French doors leading to rear garden.

LANDING Hatch to loft space.

BEDROOM 1 c.4.29m x 3.79m (14' x 12'5" maximum measurements as room is 'L' shaped). Radiator, 2 rear aspect windows.

BEDROOM 2 c.3.72m x 2.48m (12'2" x 8'1"). Radiator, front aspect window.

BATHROOM White suite comprising panelled shower bath with fitted screen, plumbed in 'Mira' shower, fully tiled surround, WC, wash hand basin in vanity unit with cupboards below, medicine cabinet and mirror

above. 1 fully tiled wall, heated towel rail, extractor fan, front aspect window.

OUTSIDE

FRONT GARDEN Of open plan design being laid to lawn with small flower beds. Brick storage cupboard housing 'Potterton' gas fired combination boiler, consumer unit. Side pedestrian access via gate leading to:

REAR GARDEN With concrete patio, small lawned area, flower and shrub beds, timber shed, gate giving rear pedestrian access. There is a remote allocated PARKING SPACE.

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

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 78.1 sq. metres (840 sq. feet) approx.

TENURE The Agents are advised this property is FREEHOLD

DIRECTIONS Leave Hythe via New Road continuing up on to Langdown Lawn forking left into Fawley Road. On reaching the Hardley roundabout proceed across into Long Lane and pass through Holbury and on reaching the mini roundabout take the first turning left signposted Fawley and Calshot. After passing Blackfield Road on the right, take the second turning on the left hand side into School Road and Forest Edge will be found as the first turning on the left hand side. Number 42 will be found along the first walkway on the right hand side with the actual property being on the left hand side indicated by our For Sale board.

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 7 DAYS A WEEK
PMD/SW/07.26



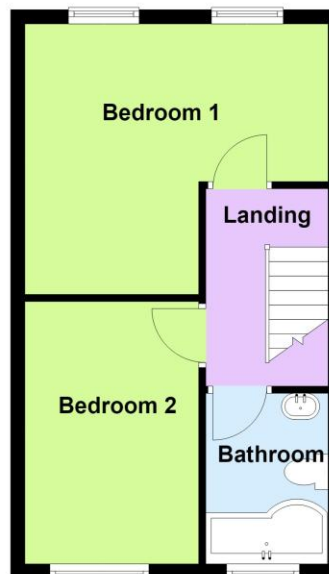
Ground Floor

Approx. 45.4 sq. metres (489.0 sq. feet)



First Floor

Approx. 32.7 sq. metres (351.8 sq. feet)



Total area: approx. 78.1 sq. metres (840.7 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.

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