

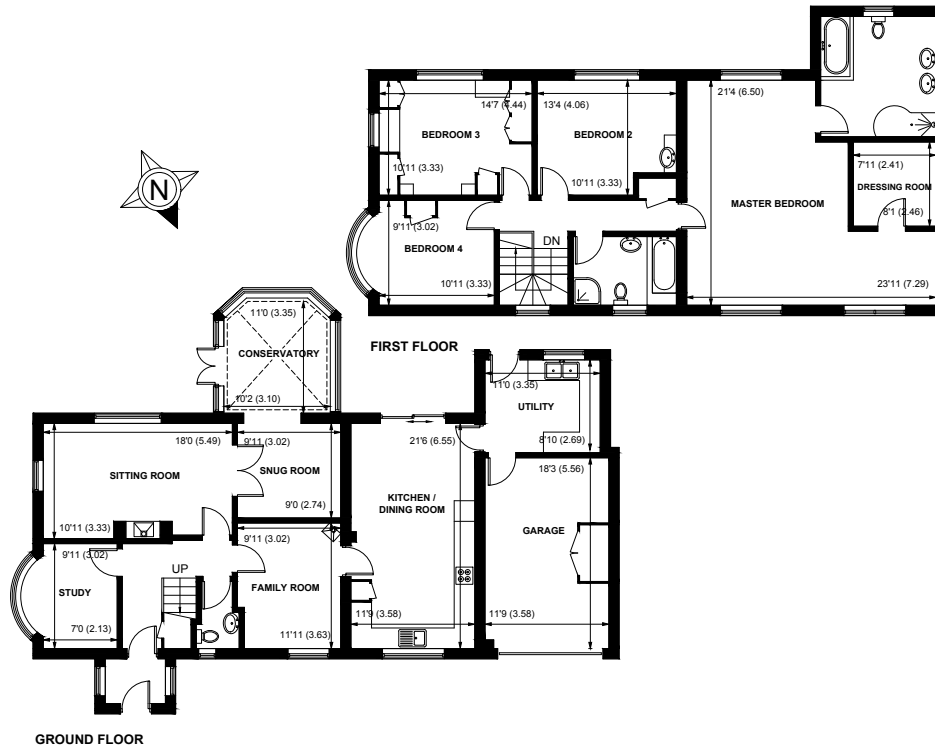


Sims Williams



1 NORTH CLOSE, HAVANT, PO9 2TE





APPROXIMATE GROSS INTERNAL AREA = 2611 SQ FT / 242.6 SQ M  
(INCLUDING GARAGE)

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2017 ©  
Produced for Sims Williams

# Offers in Excess of £950,000 Freehold

1 NORTH CLOSE, HAVANT, PO9 2TE

- Fine Detached House
- Sought After Location
- Four Bedrooms
- Dressing Area
- Two Bathrooms
- Kitchen/Breakfast Room
- Four Receptions
- Conservatory
- Garage & Gardens

## EPC RATING

Current = D  
Potential = D

## COUNCIL TAX BAND

Band = F

Occupying a great location in a prestigious spot on the outskirts of Havant, on a private estate, a superb detached family home offering lots of features. It is presented in very good decorative order and has been well maintained by the current owners. An internal inspection is recommended.

This outstanding detached house is situated in perhaps the premier location in Havant. The property has extensive accommodation, which is well planned and in good decorative order and it is also impressive in appearance, being a house of some standing. It is an ideal home for a family, with easy access to main towns such as Portsmouth and Chichester.

The house has over 2,500 square feet of living accommodation and on the ground floor, this consists of an entrance hall, cloakroom, music room, drawing room, study, conservatory and dining room. There is also a fine kitchen/breakfast room, which is over 21 feet in length and has an adjacent utility room.

On the first floor there are four generous bedrooms, including the master bedroom, suite: this consists of a bedroom, walk in wardrobe and en - suite bathroom. There is also a family bathroom. Outside, there is a lovely garden, which wraps around the property and offers a good degree of privacy, being well screened by mature hedges and trees. There is off - road parking to the front, as well as an integral garage.

North Close is regarded as one of the best locations in the immediate area around Havant, with a variety of fine homes. Set on the outskirts of the town, there is easy access to Havant town centre which has good high street shopping, a selection of pubs and restaurants as well as leisure facilities to suit all. Good transport links with the main bus route and train station (mainline station to London Waterloo) close by. The property is also ideally placed for easy access to the A27 and the A3. The harbour foreshore is easily accessible with many walks to be enjoyed including routes to Emsworth, Langstone and Hayling Island along the Hayling Billy Trail.

*As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.*

## DIRECTIONS

From Emsworth, proceed west on the A259 and when you reach the roundabout giving access to the A27, proceed under the main road towards Havant. Continue into Southleigh Road and after a few hundred yards, turn left into Wade Court Road. You will see North Close on the right hand side after a short distance.



