



Offers Invited £775,000 Freehold



Little Brandon  
Portsdown Hill Road  
Portsmouth  
Hampshire  
PO6 1BE

- Unique Character Bungalow
- Stunning Location and Views
- Detached Double Garage
- Three Double Bedrooms

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"If it really is all about Location, Location, Location, then you would be hard pushed to find better than this Detached bungalow nestled on the brow of Portsdown Hill, with its stunning views not only of Portsmouth and the surrounding coastline, but also covering the South Downs to the rear. Owned by the same family over two generations spanning 60 years, this is a rarely available opportunity to acquire a unique home full of charm and character. From the extensive frontage to the rolling lawn of the rear garden the property stands on a substantive plot, which includes a twin track driveway leading to a detached Double Garage. The rooms inside flow from the parquet floored hallway and include Three bedrooms, Two Reception rooms, Kitchen, Utility room and bathroom. Some modernisation and decorative work may be required, but overall the property offers huge scope and potential to become a wonderful family home in the most glorious of settings. Viewings are by appointment."

### Kevin Richardson, Sales Manager, Drayton

#### ENTRANCE PORCH

Via UPVC double glazed French doors, solid wood front door and lead light windows to:-

#### ENTRANCE HALLWAY

Parquet flooring, radiator, telephone point, doors to:-

#### LOUNGE

19' 10" x 13' 10" (6.05m x 4.22m) UPVC double glazed lead light window to front, original secondary glazed lead light window to side, brick built fireplace with wooden mantle and tiled hearth with gas fire, parquet flooring.

#### DINING ROOM

20' into bay x 12' (6.1m x 3.66m) UPVC double glazed lead light bay window to front, window to side, two double radiators, tiled fireplace with wooden mantle and surround, TV point.

#### BEDROOM

14' x 9' 6" (4.27m x 2.9m) UPVC double glazed window to side, fitted book shelves and storage cupboards.

#### BEDROOM

14' 5" into bay x 11' 10" (4.39m x 3.61m) Square bay window to side, radiator, fireplace with wooden mantle, built in cupboards, pedestal wash hand basin.

#### INNER HALLWAY

Radiator, access to loft, doors to:-

#### BATHROOM

10' x 5' 3" (3.05m x 1.6m) UPVC double glazed window to side, pedestal wash hand basin, low level WC, panelled bath with mixer taps and shower over, access to loft space.

#### BEDROOM

14' x 11' 6" (4.27m x 3.51m) UPVC double glazed window to rear, fitted wardrobes, radiator, door to:-

#### WET ROOM

9' 3" x 3' (2.82m x 0.91m) Low level WC, pedestal wash hand basin, wall mounted shower, tiled flooring, spotlight, extractor fan.

#### KITCHEN

13' 2" x 12' 4" (4.01m x 3.76m) UPVC double glazed window to rear, range of wall and base units, roll top work surfaces, electric oven with gas hob and extractor fan over, one and a half bowl sink and drainer unit with mixer tap, two radiators, walk-in larder, door to:-

#### UTILITY ROOM

8' 8" x 6' 5" (2.64m x 1.96m) Door to rear garden, wall mounted combination boiler, stainless steel sink and drainer unit, with mixer tap, roll top work surfaces, plumbing for washing machine, space for tumble dryer, radiator.

#### OUTSIDE

#### DOUBLE GARAGE

Up and over doors, power and light.

#### GARDEN

Landscaped and two tier garden with lawn, pergola, mature trees, paved patio area.

#### FRONT GARDEN

Lawn with twin track paved driveway leading to garage.

Free solicitor quotes available on request



AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Partners nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Partners Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH

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