



DURLANDS COURT | HORNDEAN | PO8 9FW



- Impressive Architect Designed Detached House
- Sought After Exclusive Cul-De-Sac Location
- 3 Reception Rooms
- Stunning 'innova' Fitted Kitchen With Appliances
- 4 Bedrooms
- 2 En Suite Shower Rooms
- Further Family Bathroom
- Front & Rear Gardens
- Double Garage & Off-Road Parking

An immaculately presented detached residence occupying an elevated position within an exclusive quiet cul-de-sac location, yet in easy reach of shops, schools and excellent transport links.

This beautiful home is arranged over two floors and accommodation comprises welcoming entrance hall with staircase leading to the first floor and door to the good-sized sitting room. The family room enjoys views over the front garden and there is a study and downstairs cloakroom.

The stunning kitchen / dining room is fitted with a luxury range of in frame style units with solid Ash doors and butchers block work surfaces, integrated dishwasher, washing machine and range-style SMEG cooker and American fridge freezer. There is ample room for table and chairs and French doors open onto the rear garden.

To the first floor there are 4 double bedrooms, with bedrooms 1 and 2 benefitting from en suite shower room and dressing room to bedroom 1. There is a further family bathroom consisting of panelled bath, wash basin and WC.

Outside the front provides driveway parking for 4 cars in front of the detached double garage. Steps lead to the front door and the front garden has areas of lawn and planting. The secluded rear garden is mainly to lawn with generous patio area.









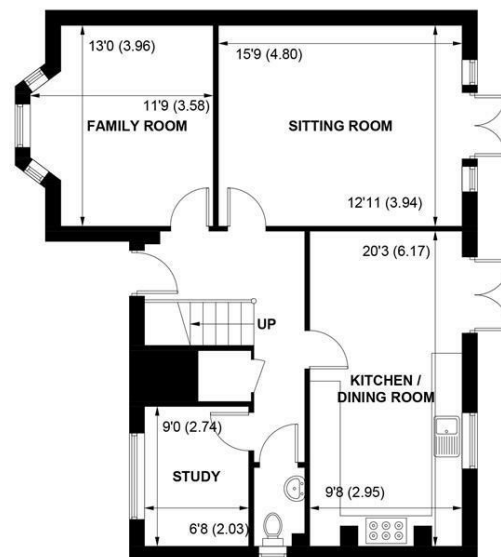




EPC Band - Current - C Potential - C

Council Tax Band F

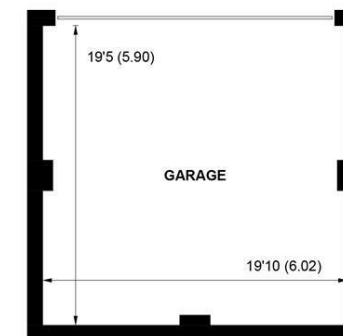
From Dell Piece West, take the B2149 and at the traffic lights, turn right onto A3 Portsmouth Road. Proceed for a short distance and as the road forks, bear left onto Five Heads Road. Follow the road for nearly a mile, then turn right into Durlands Road and then right again into Durlands Court. The property is located at the end of the cul-de-sac, on the left hand side.



GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 1536 SQ FT / 142.7 SQ M

GARAGE = 381 SQ FT / 35.4 SQ M

TOTAL = 1917 SQ FT / 178.1 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©

Produced for Sims Williams

Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

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 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.

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