



OIEO £600,000
54 Southbrook Road
Langstone, PO9 1RN

PROPERTY SUMMARY

Located in one of the area's most prestigious locations, this spacious detached home, would make a perfect family home. This property has a host of benefits to offer, being within easy reach of harbour side walks and is ideally situated for both nature lovers and water sport enthusiasts, there is a shopping centre with a Tesco Superstore and Marks & Spencer nearby, for commuters the A27, A3(M) and a mainline railway station are just minutes away. The extended accommodation offers flexible living space with the stunning recently installed, contemporary open-plan, quality fitted kitchen/dining/family room is a real feature here. There are also four bedrooms or even five if you counted one of the ground floor receptions. Outside there is an attractive, well proportioned, enclosed rear garden, with garage and parking the front.





HALL

SHOWER ROOM

LOUNGE 14' 2" x 12' 10" (4.32m x 3.91m)

UTILITY

KITCHEN/DINER 20' 5" x 11' 5" (6.22m x 3.48m)

FAMILY ROOM 11' x 8' 11" (3.35m x 2.72m)

BEDROOM/RECEPTION ROOM 22' 8" x 8' 10"
(6.91m x 2.69m)

CONSERVATORY 19' 10" x 8' 11" (6.05m x 2.72m)

GARAGE

LANDING

BATHROOM

BEDROOM TWO 15' 3" x 8' 11" (4.65m x 2.72m)

BEDROOM THREE 11' x 8' 10" (3.35m x 2.69m)

BEDROOM FOUR 9' 5" x 8' 10" (2.87m x 2.69m)

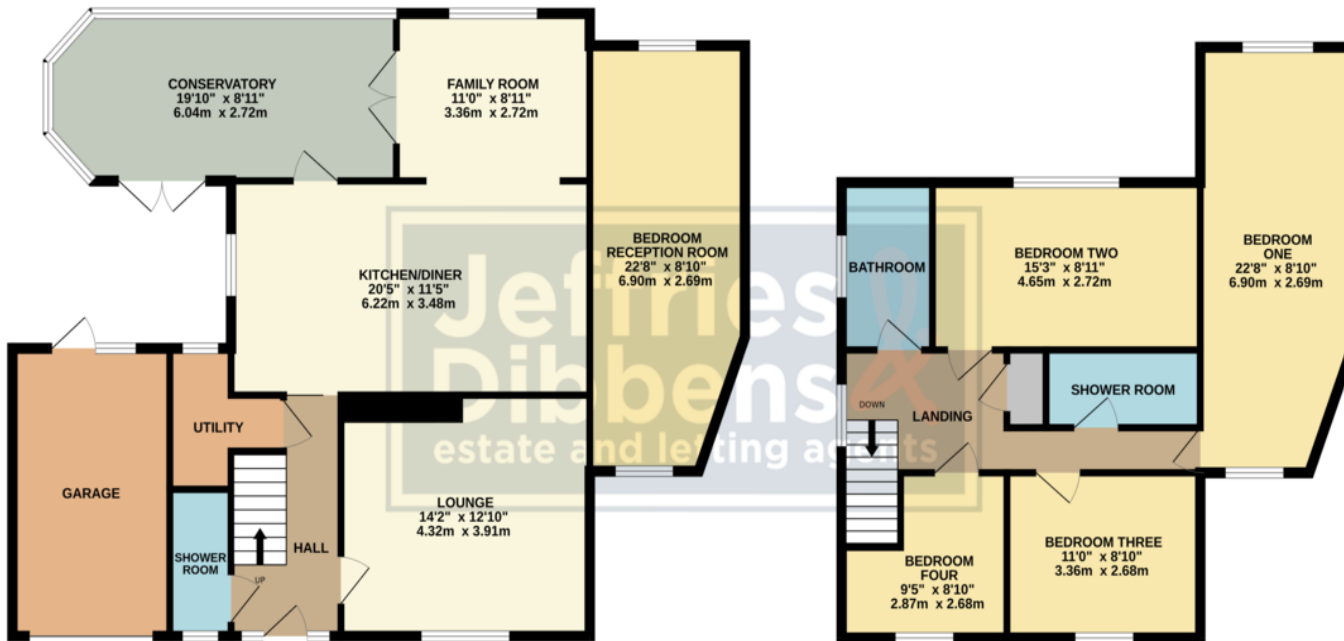
SHOWER ROOM

BEDROOM ONE 22' 8" x 8' 10" (6.91m x 2.69m)



GROUND FLOOR
1138 sq.ft. (105.7 sq.m.) approx.

1ST FLOOR
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 1824 sq.ft. (169.5 sq.m.) approx.

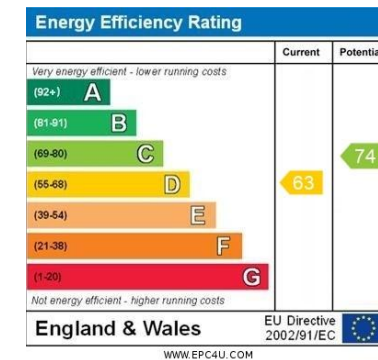
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band F

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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