



Jeffries  
Dibbens &  
estate and letting agents

**. FOR SALE .**  
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**£599,995**  
**89 Hulbert Road**  
Bedhampton, PO9 3TB





## PROPERTY SUMMARY

This impressive mock Tudor style detached house offers family sized accommodation in a popular Bedhampton location. The property which was constructed by a local builder c.2002, sits on a good plot size with a wooded outlook to the front. Tastefully decorated to create a welcoming, comfortable, modern home, the living space is surprisingly spacious and offers a lounge, dining room, ground floor study/fifth bedroom, fitted kitchen/breakfast room, conservatory, large master bedroom with ensuite, three further first floor bedrooms, luxury bathroom suite and a ground floor cloakroom, plus an integral garage. Outside, there is a block paved driveway providing ample parking whilst to the rear is there is a large lawned garden with patio area which is over 100' in length and perfect for any keen gardener.







## **ENTRANCE HALL**

**STUDY/BED FIVE 11' 7" x 8' 10" (3.53m x 2.69m)**

## **WC**

**LOUNGE 12' 8" x 10' 7" (3.86m x 3.23m)**

**CONSERVATORY 12' 8" x 10' 6" (3.86m x 3.2m)**

**DINING ROOM 9' 7" x 8' 8" (2.92m x 2.64m)**

**KITCHEN 14' 1" x 9' 7" (4.29m x 2.92m)**

**GARAGE 13' 9" x 9' 7" (4.19m x 2.92m)**

## **LANDING**

**BEDROOM ONE 18' 10" x 13' 5" (5.74m x 4.09m)**

## **ENSUITE**

**BEDROOM TWO 12' 8" x 9' 11" (3.86m x 3.02m)**

**BEDROOM THREE 9' 11" x 9' 7" (3.02m x 2.92m)**

**BEDROOM FOUR 10' 11" x 8' 10" (3.33m x 2.69m)**

## **BATHROOM**



GROUND FLOOR

1ST FLOOR



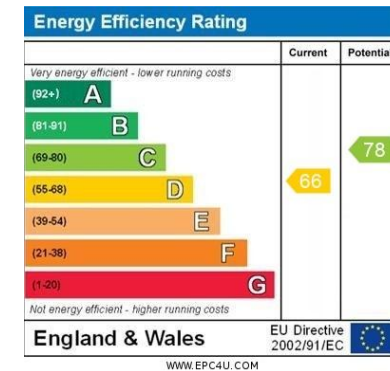
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 E

**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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