



£700,000

6 Southleigh Road Warblington, PO9 2RS



Exceptional

PROPERTY SUMMARY

This most impressive detached residence with its delightful Georgian facade, is conveniently located in Green Pond Corner, only half a mile or so from Havant town centre, which enjoys a mainline railway station, a Waitrose store and numerous eateries and coffee shops. The property, which is uniquely situated on its own 'island', is steeped in a fascinating history dating back to the 1700's, has been beautifully and sympathetically restored during the ownership of the current vendors. The accommodation comprises an entrance hall providing access to the bright and airy lounge with its two feature bay windows, a bespoke fitted kitchen, which in turn, flows through to the dining room, utility area and the extension with a snug/bedroom and WC. Upstairs there are three double bedrooms with the master bedroom having an eye-catching vaulted ceiling, family bathroom, cloakroom and a large walk-in store room housing the boiler.









GROUND FLOOR
975 sq.ft. (90.6 sq.m.) approx.

1ST FLOOR
712 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA: 1687 sq.ft. (156.8 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		79
C		
(55-68)	57	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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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