



**£475,000**  
**30 Pinewood Avenue**  
Bedhampton, PO9 3RD

## PROPERTY SUMMARY

This beautifully presented and extended detached chalet bungalow is situated in a highly sought after and peaceful Bedhampton location. The accommodation comprises, on the ground floor, a wonderful modern, light and airy, kitchen/dining room with integrated appliances, utility area, lounge with patio doors out to the raised patio deck, family bathroom with both a shower cubicle and bath and two double bedrooms. Whilst the first floor consists of a spacious master bedroom in the converted loft, which enjoys far reaching views towards the South Downs, as well as a shower room. Outside there is a block paved driveway which continues beyond the ornate double gates to the sports bar/Summer house, which has been converted from the original detached double garage. The low maintenance rear garden is immaculately tended and nicely enclosed. An internal viewing is essential to fully appreciate all that this lovely property has to offer.

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## **PORCH**

**BEDROOM TWO** 14' 1" x 10' 8" (4.29m x 3.25m)

**BEDROOM THREE** 14' 5" x 8' 4" (4.39m x 2.54m)

**BATHROOM** 10' 8" x 5' 9" (3.25m x 1.75m)

**KITCHEN/BREAKFAST ROOM** 20' 2" x 14'  
(6.15m x 4.27m)

**UTILITY ROOM** 10' 2" x 4' 7" (3.1m x 1.4m)

**LOUNGE** 20' 2" x 11' 9" (6.15m x 3.58m)

## **LANDING**

### **SHOWER ROOM**

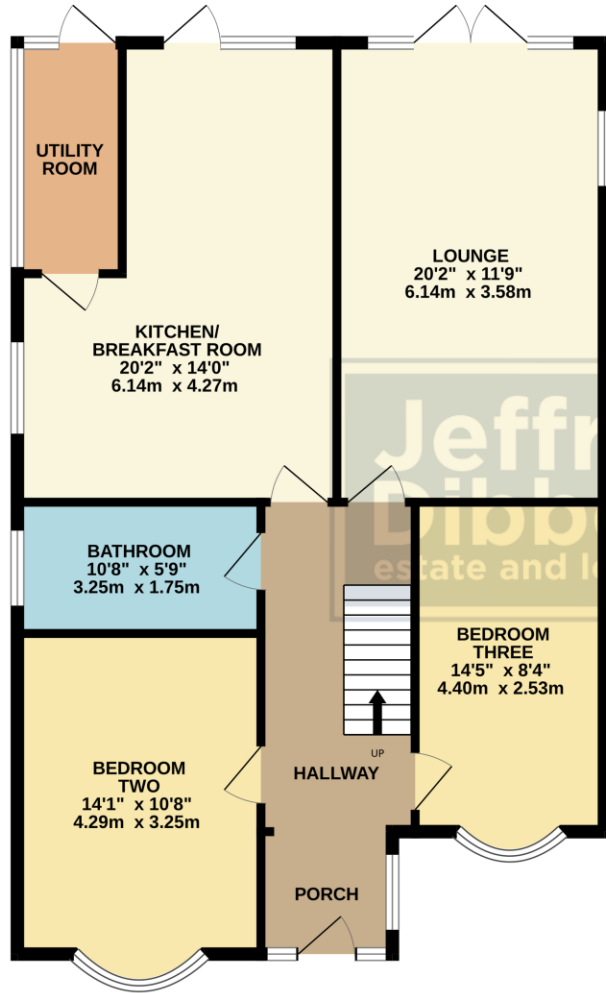
**BEDROOM ONE** 15' x 11' 4" (4.57m x 3.45m)

**SUMMERHOUSE** 17' x 11' 1" (5.18m x 3.38m)

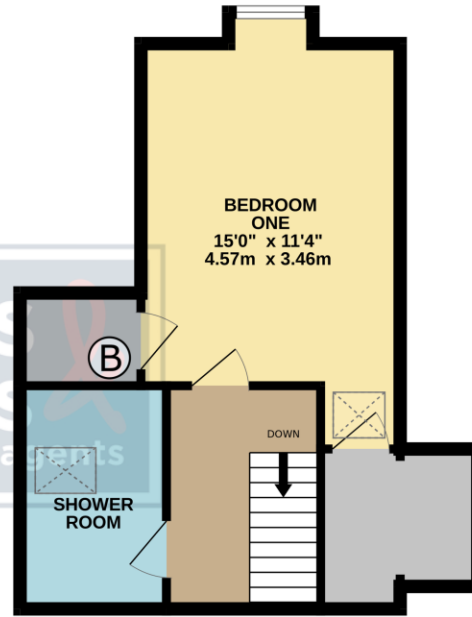
**STORE** 17' x 6' 9" (5.18m x 2.06m)



GROUND FLOOR  
988 sq.ft. (91.7 sq.m.) approx.



1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 1368 sq.ft. (127.1 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 D

**VIEWINGS**  
By prior appointment only

| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92+) <b>A</b>                              |                            |           |
| (81-91) <b>B</b>                            |                            | 82        |
| (69-80) <b>C</b>                            | 69                         |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |
| <small>WWW.EPC4U.COM</small>                |                            |           |

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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