



£575,000
10 Hamilton Close
Langstone, PO9 1RP

PROPERTY SUMMARY

This impressive and extended detached house is pleasantly located in the highly sort after location of Langstone, which has a stunningly picturesque harbourside setting complete with historic Inns, a mill and beautiful walks along Chichester harbour, which itself is a designated area of outstanding natural beauty and The Hayling Billy nature trail. The property is presented in excellent decorative order with the ground floor accommodation consisting of two reception rooms, with the dining room providing access into the stunning conservatory, study/occasional bedroom, utility, ground floor shower room and a lovely fitted kitchen/breakfast room. Upstairs there are four good sized bedrooms and a family bathroom suite. Outside there is ample parking via the block-paved driveway and there is a well tended rear garden. An internal viewing is essential to appreciate size and quality of this lovely family home.

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ENTRANCE

WC

KITCHEN 12' x 10' 3" (3.66m x 3.12m)

DINING ROOM 12' x 11' 7" (3.66m x 3.53m)

LOUNGE 18' 4" x 12' 2" (5.59m x 3.71m)

CONSERVATORY 24' 2" x 15' 5" (7.37m x 4.7m)

UTILITY/SOWER ROOM 10' 8" x 9' (3.25m x 2.74m)

BEDROOM/STUDY 11' 6" x 9' (3.51m x 2.74m)

GARAGE 20' x 9' (6.1m x 2.74m)

LANDING

BEDROOM ONE 12' 6" x 9' 2" (3.81m x 2.79m)

BEDROOM TWO 12' 4" x 10' 2" (3.76m x 3.1m)

BEDROOM THREE 12' x 8' 4" (3.66m x 2.54m)

BEDROOM FOUR 10' 5" x 9' 7" (3.18m x 2.92m)

BATHROOM



GROUND FLOOR

1ST FLOOR



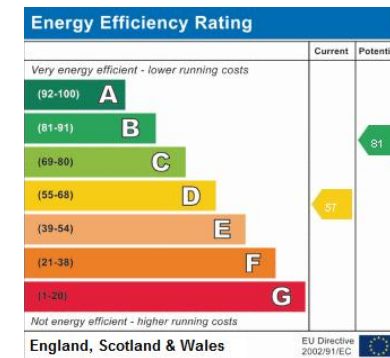
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

TENURE
Freehold

COUNCIL TAX BAND
Band

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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