



£400,000
1b Portsdown Hill Road
Bedhampton, PO9 3JS

PROPERTY SUMMARY

More than meets the eye with this spacious four double bedroom detached house. Exceptional living space is offered with an inviting entrance hall, large extended living room and study, ground floor bedroom/snug, kitchen/diner and a sizeable WC. The first floor landing leads on to three well proportioned double bedrooms and a modern family bathroom suite. Additional benefits include off road parking and garage, front garden and a private south facing rear garden. This house has a distinctive design and contemporary exterior, sitting on an elevated plot providing privacy as well as commanding views over the surroundings. An internal viewing is essential to truly appreciate the space on offer with this unique family home. Contact us to arrange your appointment.





ENTRANCE HALL

KITCHEN/DINER 21' 4" x 11' 5" (6.5m x 3.48m)

BEDROOM/SNUG 12' 6" x 8' 11" (3.81m x 2.72m)

WC

LIVING ROOM 20' 2" x 15' 10" (6.15m x 4.83m)

STUDY 7' 8" x 7' 5" (2.34m x 2.26m)

LANDING

BEDROOM ONE 15' 10" x 12' 2" (4.83m x 3.71m)

BEDROOM TWO 12' 5" x 9' 8" (3.78m x 2.95m)

BEDROOM THREE 11' 2" x 9' 1" (3.4m x 2.77m)

BATHROOM

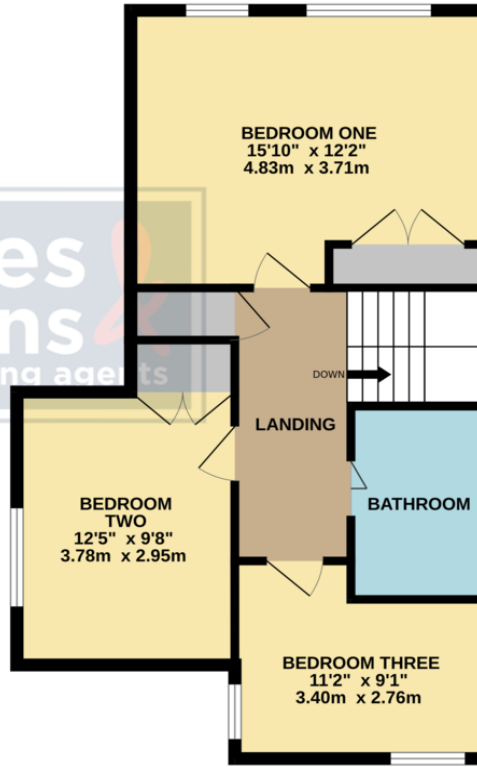
GARAGE



GROUND FLOOR
795 sq.ft. (73.9 sq.m.) approx.



1ST FLOOR
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 1382 sq.ft. (128.4 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
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	
(39-54)	E	40
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
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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