

£525,000
13 Longmead Gardens
Langstone, PO9 1RR

PROPERTY SUMMARY

Large four bedroom family home offered with No Forward Chain! This spacious and well presented accommodation comprises lounge, dining room, kitchen & breakfast room as well as an additional reception/family room, there is also a ground floor shower room & WC. The first floor landing leads to four well proportioned bedrooms and a family bathroom suite. Externally there is off road parking available via the driveway & garage and to the rear is a lovely enclosed garden mainly laid to lawn. There is ample scope to modernise and further enhance this detached home to suit requirements. Situated in this well regarded location right by the Hayling Billy Trail and picturesque coastal walks, there is also the convenient benefit of transport links with the A27 and Havants mainline train station within easy reach. An internal viewing is essential to truly appreciate the size and potential available with this lovely home, contact us to arrange your visit.





ENTRANCE HALL

WC

LOUNGE 16' 7" x 12' 10" (5.05m x 3.91m)

DINING ROOM 11' 10" x 10' 7" (3.61m x 3.23m)

BREAKFAST ROOM 11' 10" x 9' 4" (3.61m x 2.84m)

KITCHEN 10' x 9' 4" (3.05m x 2.84m)

FAMILY ROOM 13' 7" x 12' 5" (4.14m x 3.78m)

SHOWER ROOM 8' 4" x 4' 11" (2.54m x 1.5m)

GARAGE 21' 2" x 9' 4" (6.45m x 2.84m)

LANDING

BEDROOM ONE 12' 3" x 9' 11" (3.73m x 3.02m)

BEDROOM TWO 10' 5" x 8' 5" (3.18m x 2.57m)

BEDROOM THREE 11' 10" x 9' 9" (3.61m x 2.97m)

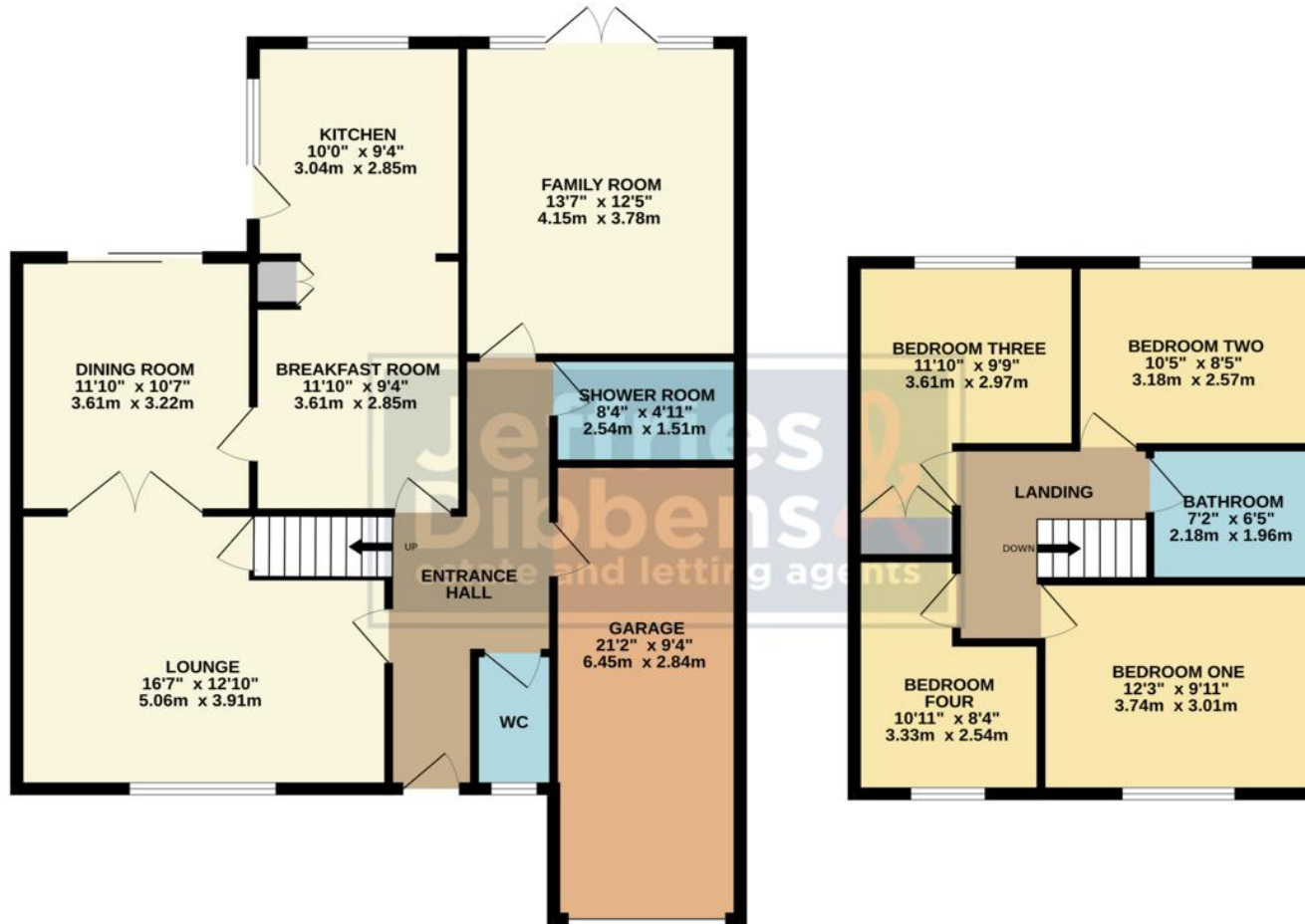
BEDROOM FOUR 10' 11" x 8' 4" (3.33m x 2.54m)

BATHROOM 7' 2" x 6' 5" (2.18m x 1.96m)



GROUND FLOOR
1064 sq.ft. (98.8 sq.m.) approx.

1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1572 sq.ft. (146.0 sq.m.) approx.

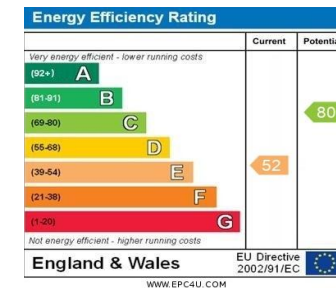
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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