



**£695,000**  
**1 Chestnut Avenue**  
Bedhampton, PO9 3QR



## PROPERTY SUMMARY

Sitting well in this impressive corner plot, Park Lodge has been beautifully enhanced under the current ownership. Offering four double bedrooms, a four piece family bathroom suite and an ensuite shower room, along with a charming living room, utility room & WC and show stopping kitchen/diner. Additionally benefiting from two large sky lanterns flooding the open-plan kitchen/diner with light and underfloor heating under the porcelain tiles in both the kitchen/diner and the bathroom suite. Externally, ample off road parking is provided via driveways both to the front and through gates to the rear, as well as a double garaged able to be accessed from either end. The rear garden had been landscaped to complete the contemporary and low maintenance feel of this exceptional family home. An internal viewing is essential to truly appreciate the size and quality of modernisation that has transformed this stunning property. Contact us at your soonest opportunity to arrange your visit.

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## **ENTRANCE HALL**

**BEDROOM ONE** 14' 7" x 13' 3" (4.44m x 4.04m)

**BATHROOM** 9' 2" x 5' 11" (2.79m x 1.8m)

**BEDROOM FOUR** 13' x 8' 10" (3.96m x 2.69m)

**LOUNGE** 23' 10" x 12' 10" (7.26m x 3.91m)

**KITCHEN/DINING/FAMILY ROOM** 30' 10" x 24' 8" (9.4m x 7.52m)

**UTILITY ROOM** 18' 8" x 6' 9" (5.69m x 2.06m)

## **WC**

## **LANDING**

**BEDROOM TWO** 14' 5" x 11' 10" (4.39m x 3.61m)

**ENSUITE** 11' 10" x 8' 1" (3.61m x 2.46m)

**BEDROOM THREE** 14' 10" x 11' 10" (4.52m x 3.61m)

**DOUBLE GARAGE** 23' 10" x 18' 2" (7.26m x 5.54m)



GROUND FLOOR  
2012 sq.ft. (186.9 sq.m.) approx.

1ST FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA: 2552 sq.ft. (237.1 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 E

**VIEWINGS**  
By prior appointment only

**EPC TO FOLLOW**

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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