








AT A GLANCE

-  4 Bedrooms One With Roll Top Bath
-  Modern Bathroom
-  Stunning Kitchen With Log Burner
-  Island With Seating
-  Stylish Living Room With Log Burner
-  Down Stairs Cloakroom With Utility Area
-  Family Area Off Kitchen With Bi-Folds
-  Well Presented Throughout
-  Rear Access With Vehicle Space
-  Garden With Artificial Lawn & Pergola For Seating





ABOUT THE PROPERTY

Step into this meticulously crafted abode where every detail exudes sophistication and comfort. As you enter, you're greeted by a home that seamlessly blends modern amenities with classic charm.

Ascending to the loft, you'll find a spacious double bedroom, ideal for teenagers seeking their own sanctuary. Complete with an en-suite roll top bath, it offers a luxurious retreat within the confines of home.

Venturing to the rear, a ground floor extension beckons, boasting a lofted roofline and skylight windows that flood the space with natural light. This expansive family area, adorned with bi-fold doors, seamlessly merges indoor and outdoor living, inviting spring and summer gatherings to unfold effortlessly.

The heart of the home lies within the stylish kitchen, where a range cooker takes centre stage amidst exposed brickwork. An island, equipped with seating, hot tap, and dishwasher, fosters culinary creativity, while a cloakroom with WC and laundry space ensures practicality meets elegance. The open log burner creates a country feel in this modern space.

Relax and unwind in the elegant living room, reminiscent of upscale London establishments. Here, a modern log burner awaits fitted a few years ago, promises cosy evenings spent in refined comfort.





ABOUT THE PROPERTY

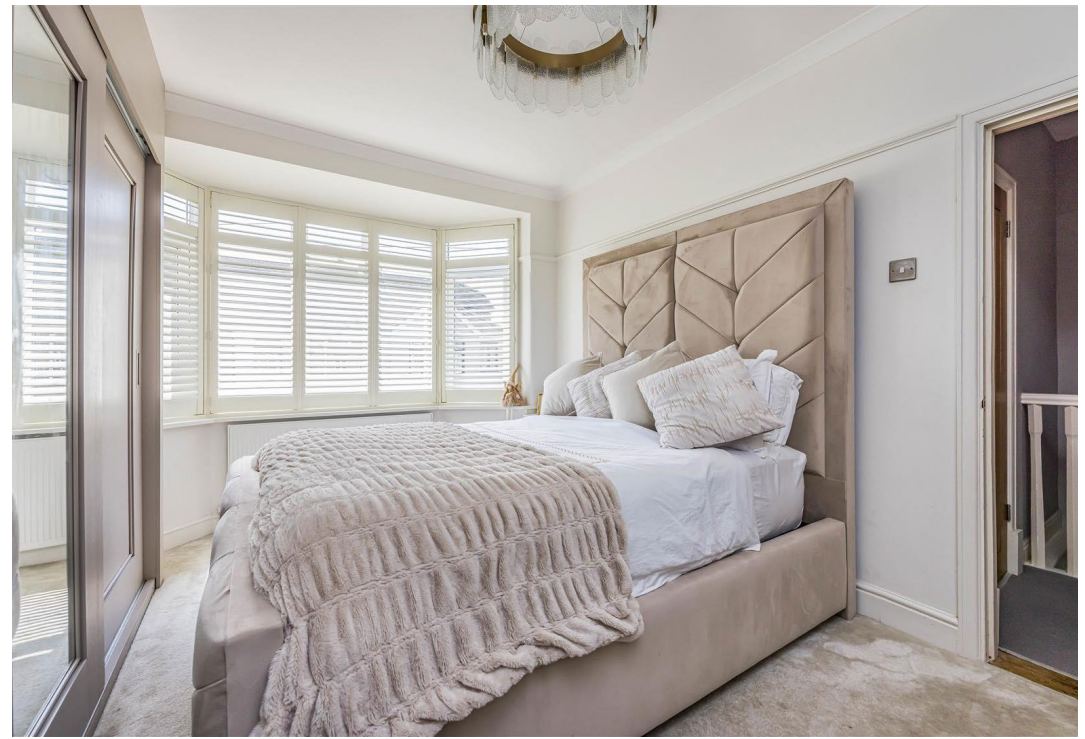
Accommodations abound with two generous double bedrooms, each offering ample storage solutions, including wardrobes. A fourth single bedroom provides flexibility for various needs.

The bathroom echoes the home's aesthetic, marrying modern fixtures with timeless design, ensuring every moment spent rejuvenating is a moment of indulgence.

Outside, the garden beckons with a wooden pergola, creating an idyllic setting for al fresco gatherings. Vehicular access to the rear ensures convenience for parking, completing this haven of contemporary living.











Elmwood Road, Hilsea

Approximate Gross Internal Area = 135.9 sq m / 1463 sq ft

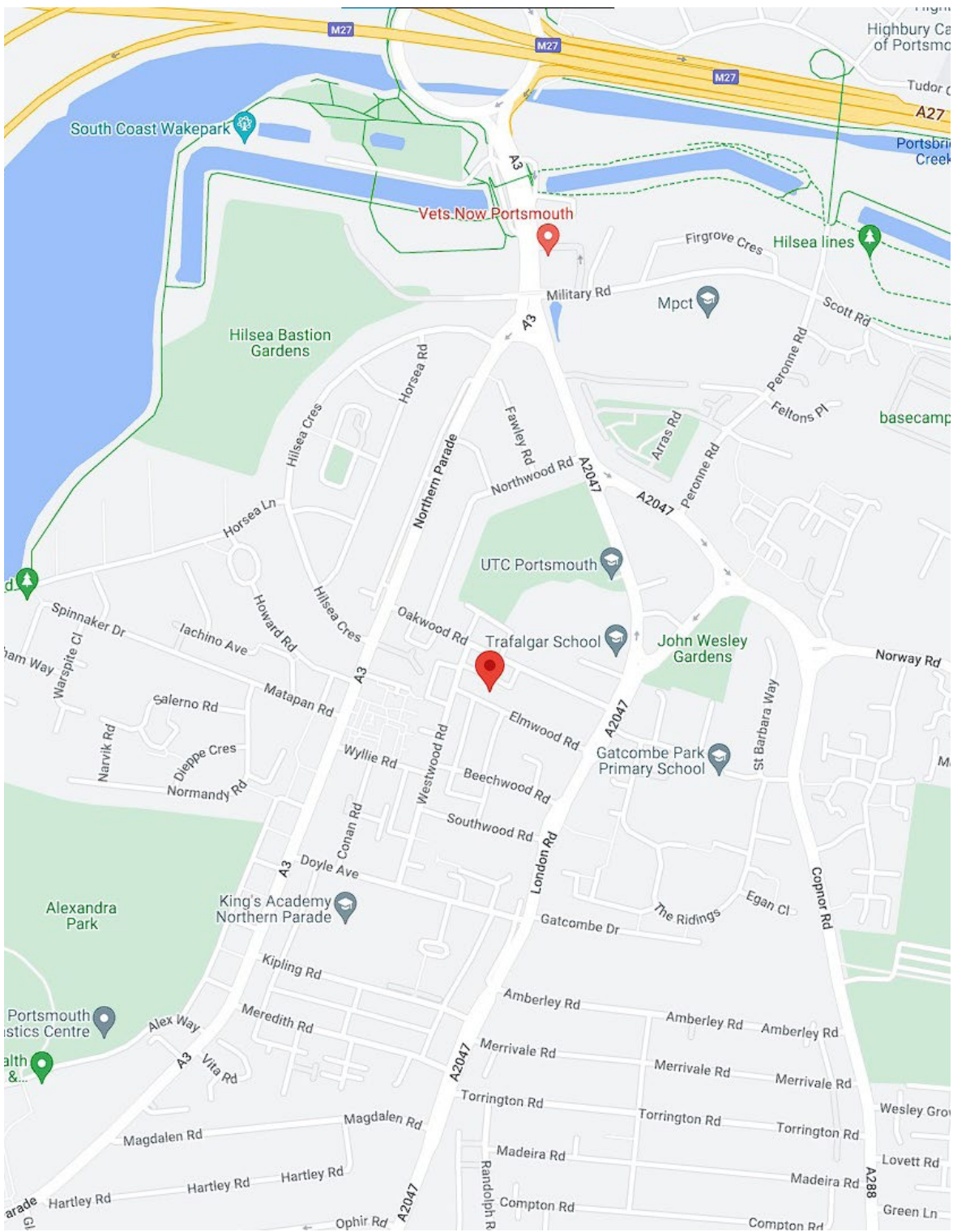
(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 9.3 sq m / 100 sq ft

Total = 145.2 sq m / 1563 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



LOCATION

Situated conveniently close to the motorway, this sought-after locale caters to commuters. A brief stroll leads to Hilsea Lido, famed for its appearance in The Who's iconic film, "Tommy." The area's ramparts have undergone extensive renovation, offering a picturesque path for walkers, runners, and cyclists along the waterfront, complete with a cafe and Wake Board Park featuring a 200m Straight line system suitable for all skill levels. Being on the island, taxi fares to Gunwharf and Southsea remain reasonable, facilitating hassle-free exploration.



THE AGENT

Christopher Smeed
Client Director - Sales & Lettings

Chris is an award winning director of estate agency and brings over 25 years of experience to the NEXA team. Winning Gold Best Customer Service 2021, he has continuously delivered excellent standards of customer service throughout his career and specialises in overcoming even the most challenging of property related cases.

The NEXA team is strengthened by having his passion and desire to succeed whilst retaining integrity and honesty throughout the sale process which is why his customers both old and new return time and time again.

Chris and his family are members at Emsworth & Hayling Island Sailing Clubs where he and his family sail.

Christopher Smeed, dedicated agent, loving husband and proud father of 4!

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WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.





NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.



NEXA

PROPERTIES



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