















AT A GLANCE

-  No Forward Chain!
-  Superb Detached Garage / Games Room
-  Three Bedrooms
-  Immense Opportunity
-  Loft Partially Converted
-  Kitchen With Utility Area To Side
-  Gas Central Heating & Double Glazing
-  Still Retains Front Garden
-  Vacant Possession
-  Superb Location





ABOUT THE PROPERTY

A delightful semi-detached family home situated in an elevated position on the slopes of this popular destination, offering picturesque views of the surrounding area. This charming property combines modern comfort with traditional appeal, making it an ideal choice for families seeking a welcoming and functional living space.

Upon entering, you are greeted by a spacious open-plan living room and dining area, perfect for entertaining guests or enjoying family time. The room is filled with natural light, thanks to large windows that frame lovely views of the neighbourhood. The neutral décor and quality flooring create a warm and inviting atmosphere.

Adjacent to the living and dining area is a well-appointed kitchen, equipped with modern appliances and ample storage space. The kitchen also features a convenient utility area to the side, providing additional workspace and housing laundry facilities, ensuring practicality and ease of living.

The property boasts three generously sized bedrooms, each offering comfort and tranquillity. The master bedroom benefits from expansive windows, allowing for plenty of natural light and offering a peaceful retreat. The additional bedrooms are versatile and can serve as children's rooms, guest rooms, or home offices, depending on your needs.





ABOUT THE PROPERTY

The family bathroom is elegantly designed, featuring contemporary fixtures and fittings. It provides a relaxing space to unwind, with a bath and shower combination, a vanity unit, and tasteful tiling.

An added bonus is the loft, which has been thoughtfully converted and is accessible via a drop-down ladder. This space has been boarded and insulated, complete with a skylight window, making it a versatile area suitable for storage, a hobby room, or even a quiet study.

Externally, the property includes a well-maintained garden, offering a perfect setting for outdoor activities, gardening, or simply enjoying the fresh air. The elevated position of the home not only provides stunning views but also ensures privacy and a sense of seclusion.

At the top of the garden, you will find a large garage/games room conversion, which adds significant value and functionality to the property. This versatile space has vehicular access to the rear, making it easily accessible and highly convenient. The conversion holds immense potential and can be further transformed to suit various needs, such as a stylish bar, a cinema room, or any number of creative uses. The list is endless, allowing you to tailor this space to perfectly match your lifestyle and preferences.

This home is located in a sought-after area known for its friendly community, excellent local amenities, and convenient transport links. Schools, parks, shops, and dining options are all within easy reach, making this property a prime choice for families looking to settle in a vibrant and supportive neighbourhood.







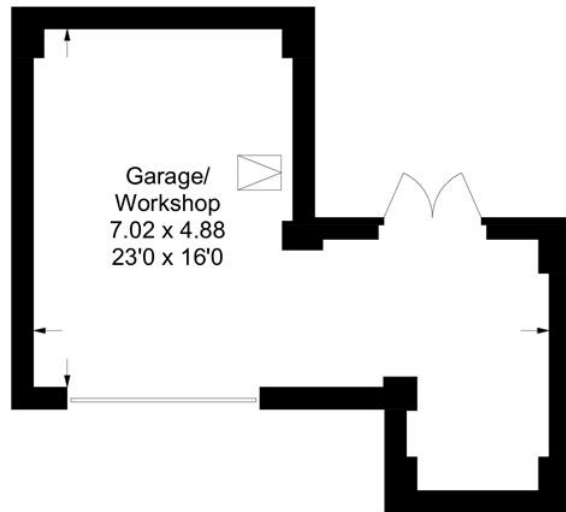


Fortunes Way, Farlington

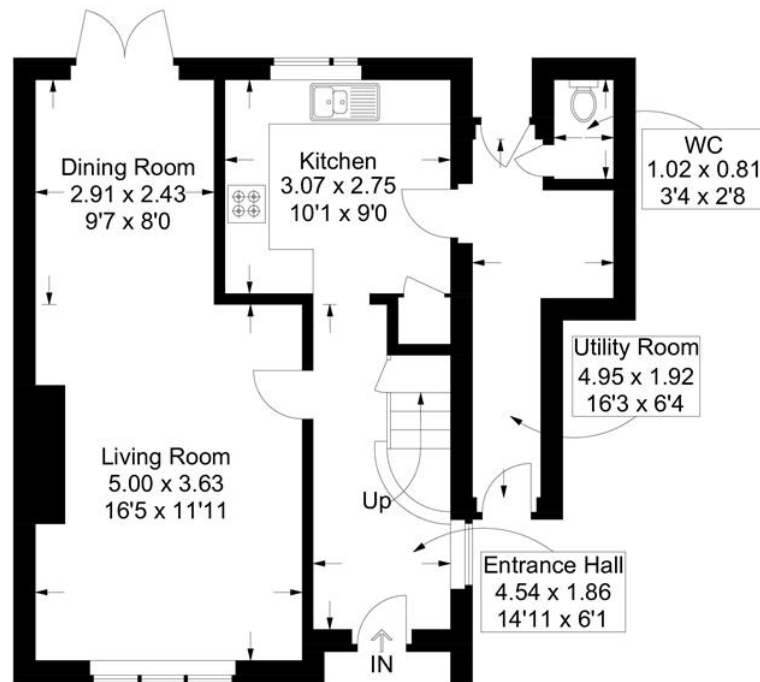
Approximate Gross Internal Area = 98.7 sq m / 1062 sq ft

Outbuilding = 27.7 sq m / 298 sq ft

Total = 126.4 sq m / 1360 sq ft



Outbuilding

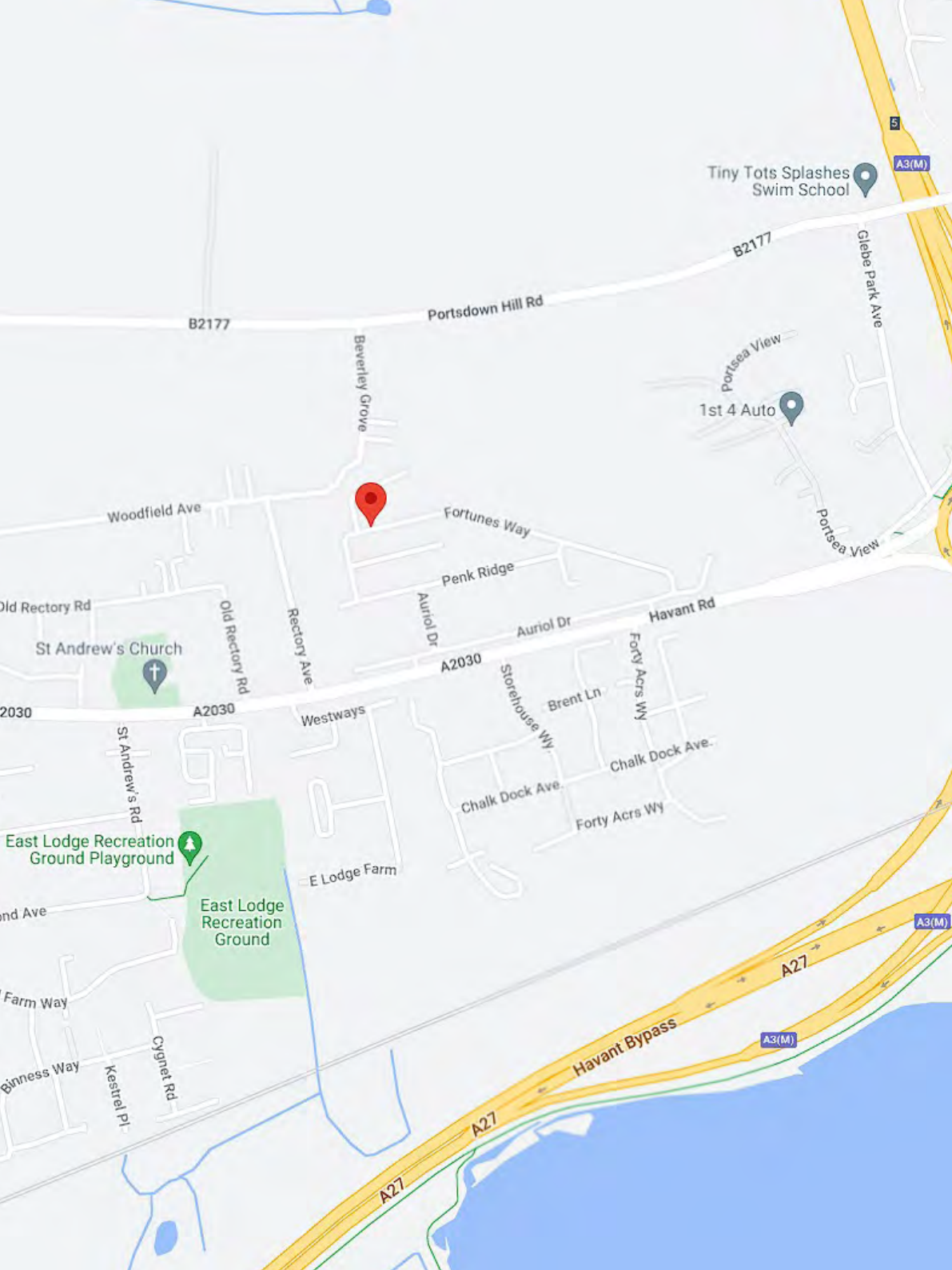


Ground Floor



First Floor

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

Drayton & Farlington with a recent surge in popularity, have become highly sought-after locations. The neighbourhood offers a vibrant social scene, with numerous excellent bars and restaurants to explore. This means that whether you prefer a quiet evening in or a night out on the town, you'll have plenty of options to choose from.

If you enjoy Golf there is a superb Municipal course at Crookhorn a short walk away. Although not a members course it is one of the most challenging courses with breath-taking views over the Solent and surrounding countryside.

Furthermore, the convenience of the area extends beyond its culinary delights. The property is just minutes away from major commuter links, including the M27 and A3M, making travel to nearby cities like Southampton and London a breeze. London commuters will also appreciate the accessibility to London Waterloo and Victoria, ensuring a smooth and efficient journey to the capital.



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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