



NESBITT & SONS
ESTATE AGENTS



223 Havant Road, Portsmouth, PO6 1DA

Offers in the region of £675,000

Nestled on the desirable Havant Road in Drayton, this imposing detached family residence offers a perfect blend of modern living and period charm. With its well-presented interiors, the property boasts an array of period features that add character and warmth to the home.

Spanning two spacious reception rooms, this house provides ample space for family gatherings and entertaining guests. The four generously sized bedrooms ensure that there is plenty of room for family members or guests, while the two bathrooms offer convenience and comfort for daily routines.

One of the standout features of this property is the planning approval for both front and rear extensions, allowing for the potential to further enhance and personalise the home to suit your family's needs. This flexibility makes it an ideal choice for those looking to invest in a property that can grow with them.

Entrance Hallway 13'7 x 7'11 (4.14m x 2.41m)



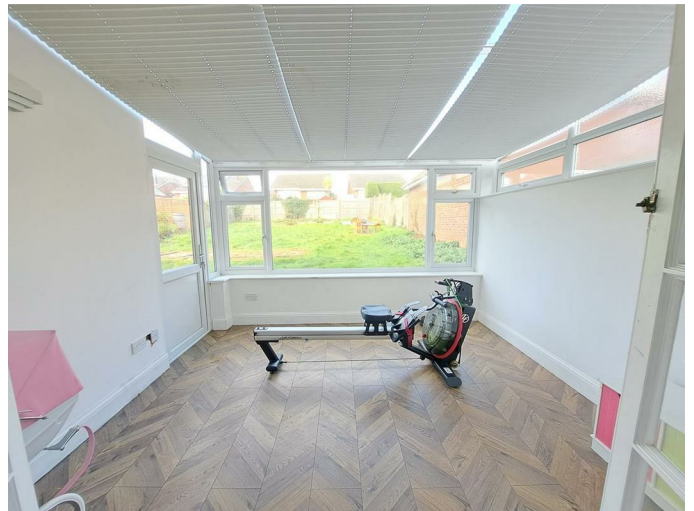
Living Room 14'3 into bay x 13'7 (4.34m into bay x 4.14m)



Dining Room 15'11 x 11'5 (4.85m x 3.48m)



Conservatory 11'1 x 10'9 (3.38m x 3.28m)



Kitchen 19'2 x 10'1 (5.84m x 3.07m)



Utility Room 18'3 x 6'9 (5.56m x 2.06m)



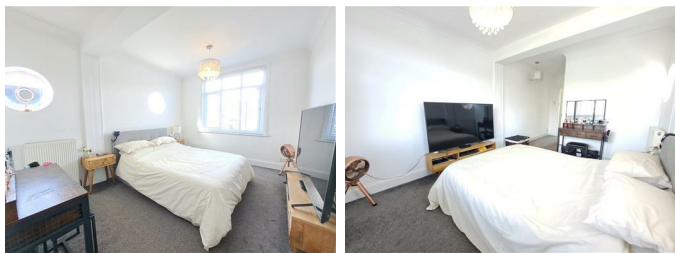
Cloakroom



Integral Garage 15'0 x 7'6 (4.57m x 2.29m)

Landing

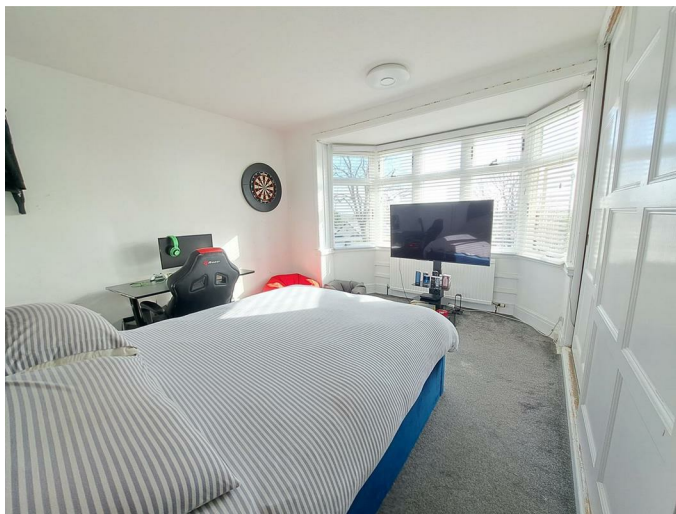
Master Bedroom 19'11 x 10'1 (6.07m x 3.07m)



En-Suite 6'2 x 5'6 (1.88m x 1.68m)



Bedroom Two 14'10 into bay x 13'9 (4.52m into bay x 4.19m)



Bedroom Three 13'3 x 11'6 (4.04m x 3.51m)



Bedroom Four 12'6 x 7'11 (3.81m x 2.41m)

Family Bathroom



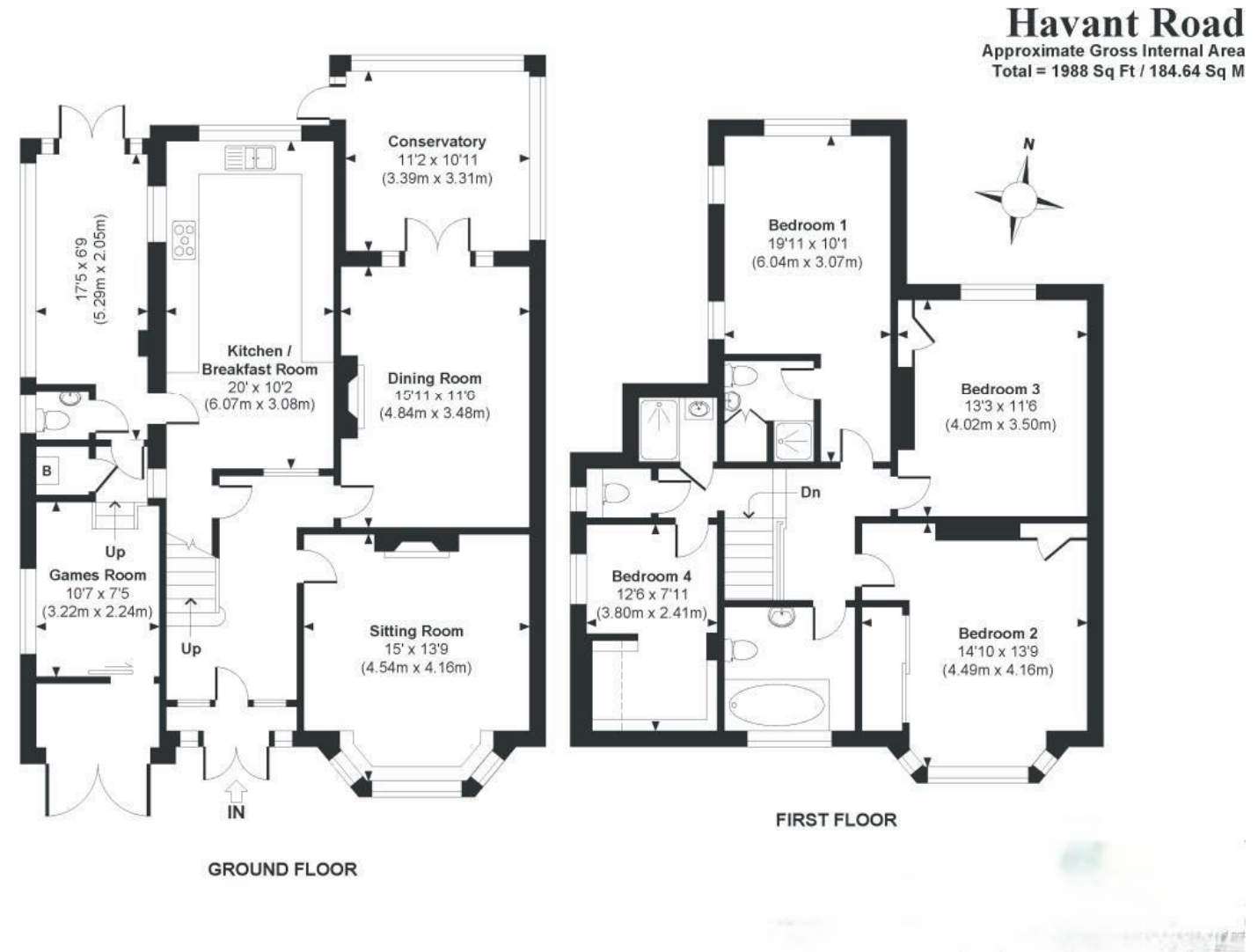
Outside

Driveway

Garden



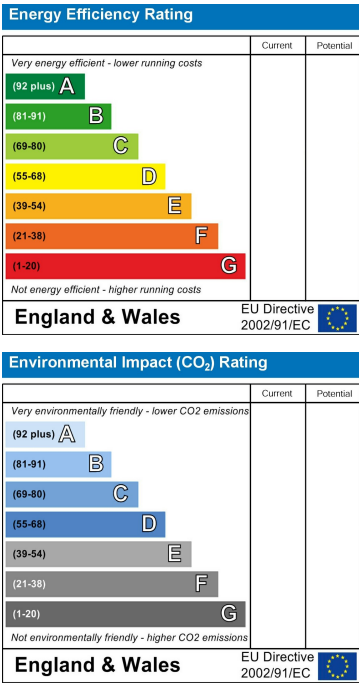
Floor Plan



Area Map



Energy Efficiency Graph



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