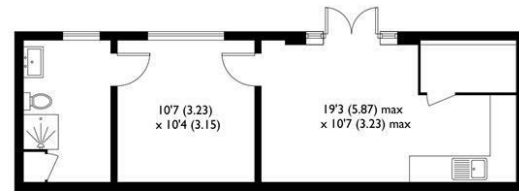


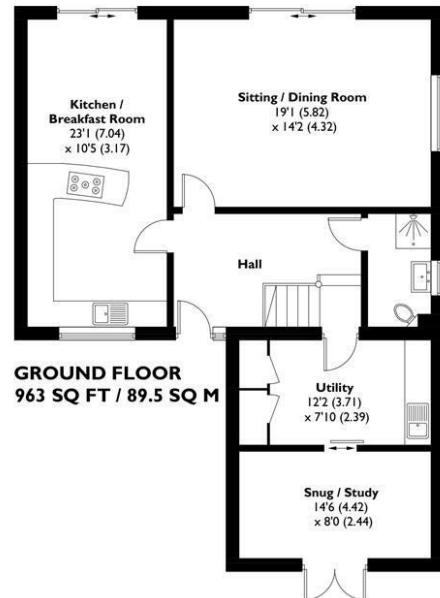
Floor Plan



APPROXIMATE GROSS INTERNAL AREA = 1900 SQ FT / 176.6 SQ M
SUMMER HOUSE / GAMES ROOM / OFFICE = 393 SQ FT / 36.5 SQ M
TOTAL = 2293 SQ FT / 213.1 SQ M



SUMMER HOUSE / GAMES ROOM / OFFICE
393 SQ FT / 36.5 SQ M



GROUND FLOOR
963 SQ FT / 89.5 SQ M



FIRST FLOOR
937 SQ FT / 87.1 SQ M

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. Created by Emzo Marketing (ID1049214)
Produced for Castles Estate Agents



82 Havant Road Portsmouth, PO6 2RA

We are pleased to welcome to the market this prominent four bedroom detached property with an abundance of off road parking situated on Havant Road, Drayton.

The ground floor boasts an open plan kitchen diner, large lounge, shower room, utility and a snug/study.

Moving up to the first floor there are four bedrooms. The primary bedroom has access to an en-suite shower room and so does bedroom two. A family bathroom completes the first floor accommodation. Access via a fold out ladder is the loft space which is boarded with power offering a large area for storage.

Externally to the bottom of the garden is a large summer house which can be used as a gym/games room/office space.

The south facing garden is made up of a raised decked area featuring a sunken in jacuzzi and sauna with steps down to the astro turfed areas and pathway to the summer house.

To the front of the home you have access into the driveway which can accommodate up to five vehicles comfortably. There is a Car charging point and solar panels on a FIT tariff income.

For more information or to arrange a viewing please call Castles today.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

Offers over £740,000

82 Havant Road

Portsmouth, PO6 2RA



- DETACHED FAMILY HOME
- FIVE BEDROOMS
- FOUR BATHROOMS
- GATED OFF ROAD PARKING
- SOUTH FACING GARDEN
- LARGE SUMMER HOUSE
- DRAYTON LOCATION
- CLOSE TO DRAYTON & COSHAM SHOPS

SITTING/DINING ROOM
19'0" x 14'1" (5.8 x 4.3)

KITCHEN/BREAKFAST ROOM
22'11" x 10'2" (7.0 x 3.1)

SNUG/STUDY
14'5" x 7'10" (4.4 x 2.4)

UTILITY ROOM
12'1" x 7'6" (3.7 x 2.3)

SHOWER ROOM

BEDROOM ONE + EN-SUITE
16'4" x 13'1" (5.0 x 4.0)

BEDROOM TWO + EN-SUITE
18'4" x 15'8" (5.6 x 4.8)

BEDROOM THREE
13'5" x 10'9" (4.1 x 3.3)

BEDROOM FOUR
9'6" x 9'2" (2.9 x 2.8)

FAMILY BATHROOM

SUMMER HOUSE
19'0" x 10'5" (5.8 x 3.2)

GYM/STUDY/OFFICE SPACE
10'5" x 10'2" (3.2 x 3.1)

SUMMER HOUSE BATHROOM

Financial Services

If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

Solicitors

If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed.

