



O'HARA  
PROPERTIES & ESTATES

SULLIVAN WAY | WATERLOOVILLE | PO7 5UY

£275,000



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OHARA PROPERTIES AND ESTATES  
69-71 London Road  
Waterlooville Hampshire  
PO7 7EX  
Company Registration Number: 13624992

WWW.OHARAPROPERTIESANDESTATES.CO.UK

ENQUIRIES@OHARAPROPERTIES.CO.UK

02392 259822

WWW.OHARAPROPERTIESANDESTATES.CO.UK

02392 259822 | ENQUIRIES@OHARAPROPERTIES.CO.UK





# WELCOME Home

Welcome to Sullivan Way - a charming three bedroom, mid-terrace property that is ideal for a first time buyer or investor nestled in the location of Purbrook.

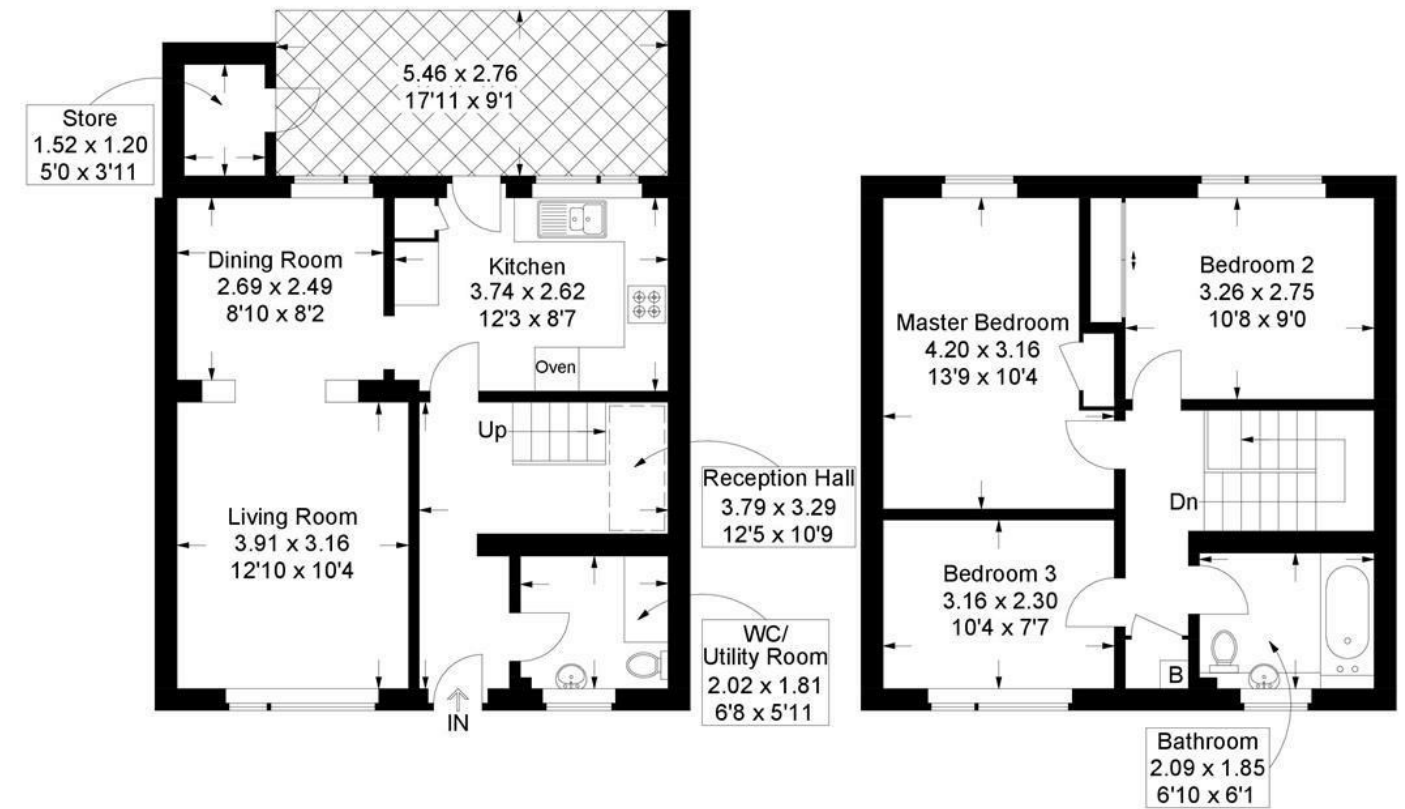
Ideal for first time buyers or investors, this home is perfectly suited to those who do not wish to have a full renovation on their hands but would like to add their own individual tastes to property without a big expense.

The property is also within close proximity to transport links, providing easy access to the Portsmouth, Havant with train links to London.



## Sullivan Way, Purbrook

Approximate Gross Internal Area = 90.9 m / 979sq ft  
(Excluding Reduced Headroom / Eaves)  
Reduced Headroom = 1.3 sq m / 13 sq ft  
Total = 92.2 sq m / 992 sq ft



Ground Floor

First Floor

= Reduced headroom below 1.5m / 5'0

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





#### PROPERTY DESCRIPTION

The frontage of the property is beautifully landscaped with mature planting, providing a beautiful welcome to this home. Set within green space with no immediate car access to the property, this quiet cul-de-sac does provide off-road communal parking within walking distance, making this property is perfect for those seeking both convenience and comfort.

Upon entrance, you are greeted by a covered entrance leading to a spacious hallway with ample under-stairs storage space. The property features a cloaks/utility room accessed via the entrance hall that allows space and plumbing for a washing machine.

A bright and airy lounge which leads to a separate dining area that overlooks the beautiful rare garden gives a natural flow to the home, perfect for accommodating different activities but still having an open plan feel.

The modern kitchen has a tiled floor with matching wall and base units allowing for plenty of storage whilst also housing an integrated dishwasher. It also boasts a double oven at eye level, and four ring hob for any budding chefs. There is room for a freestanding fridge/freezer to the right of the oven.

Upstairs, you will find three well-appointed bedrooms and a family bathroom with contemporary fixtures.

The rear garden itself offers a covered patio, mature borders capturing plenty of sunlight throughout the day. It also houses a garden shed and greenhouse - both to remain, with panelled fences to complement the garden.

In the surrounding area, you will find plenty of amenities including shops and recreational areas. There is also good selection of local schools to choose from, including St Peter's Catholic Primary School, Waterlooville, Purbrook Junior School and Crookhorn College.

Don't miss out on the opportunity to view this wonderful property. Contact us today to arrange a viewing.

Book your viewing with us now on 02392 259822 or enquiries@oharaproperties.co.uk.

#### USEFUL INFORMATION

Property construction: Standard form  
 Number and types of room: 3 bedrooms, 2 bathrooms, 1 reception  
 Electricity supply: Mains electricity  
 Solar Panels: No  
 Other electricity sources: No  
 Water supply: Mains water supply  
 Sewerage: Mains  
 Heating: Central heating  
 Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)  
 Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent  
 Parking: Communal and On Street  
 Building safety issues: No  
 Restrictions - Listed Building: No  
 Restrictions - Conservation Area: No  
 Restrictions - Tree Preservation Orders: None  
 Public right of way: No  
 Long-term flood risk: No  
 Coastal erosion risk: No  
 Planning permission issues: No  
 Accessibility and adaptations: Level access  
 Coal mining area: No  
 Non-coal mining area: Yes

#### DISCLAIMER

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Living Room

Dining Room

Kitchen

Store

Master Bedroom

Bedroom Two

Bedroom Three

Bathroom





## FEATURES

- 3 DOUBLE BEDROOMS
- CLOSE TO LOCAL SCHOOLS AND TRANSPORT LINKS
- COUNCIL OWNED CAR PARK FOR RESIDENCE USE
- BEAUTIFUL GARDEN TO THE FRONT AND THE BACK
- QUIET CUL- DE- SAC OFF SHAFTESBURY AVENUE
- PERFECT FOR FIRST TIME BUYERS OR INVESTORS
- DOWNSTAIRS WC
- VIEWING HIGHLY RECOMMENDED

