



## 8 Spinnaker View

, Bedhampton, PO9 3JD

Offers in the region of £650,000





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## Welcome to Spinnaker View...

Situated in a prominent position on the slopes of Portsdown Hill, is this imposing 4/5 bedroom detached home. In our opinion, this property is now keenly priced to encourage a quick sale as the forward chain is complete. Offering over 2,000 sq.ft of living accommodation across two floors, this substantial property should be viewed to be truly appreciated.

Entering via the front door, you arrive in a spacious hallway with a turning staircase to the first floor, doors to all ground floor rooms and finished with 'cherrywood' Karndean flooring. The living room is a stunning and wonderfully light room as it is triple aspect, with windows to the front and side elevations and doors on to the rear garden. The adjacent dining room also has doors on to the garden and this room currently offers a more separate and formal dining space but could potentially be knocked through to the kitchen if desired, or even be used a kid's den or playroom.

The kitchen which has been replaced in recent years, boasts a comprehensive array of modern oak-effect wall and base units housing a range of integrated Neff appliances, such as a dishwasher, double oven, induction hob, and fridge freezer. There are marble-effect worktops with an inset stainless steel sink unit over with a mixer tap. The room is finished with Amtico marble effect tiled flooring. The kitchen has a door to the utility room, which offers space for additional under-counter appliances and another door to the garden.

Completing the ground floor accommodation is a generous sized study, which could double as a

bedroom if required (over 10 metres.sq so room for a double bed or pull-out) and a neighboring cloakroom which is fitted with a low-level flush WC and wash hand basin.

On the first floor, you'll find four double bedrooms, a family bathroom, and a generous en-suite to Master. The Master Bedroom is impressive, with far-reaching sea views, ample room for a fitted or free-standing double wardrobe, and a spacious en-suite. The en-suite comprises a panel-enclosed bath with a shower overhead, a vanity sink with storage, and a low-level flush WC. The main family bathroom, has been recently refitted to provide an elegant and tranquil, but practical family bathroom comprising of a four-piece suite. The room is finished with tiling.

The second bedroom, also double aspect, has the unusual but wonderful addition of a stunning roof-terrace, for you to sit and soak up the sun whilst admiring the views of Langstone Harbour. Bedrooms three and four, equally good-sizes, have a window to their respective elevation and are finished with carpet.

The current owners have lovingly maintained the property for over 27 years however, there's room for the new owner to improve to taste throughout. really adding your own stamp.

Externally, the property features a landscaped front garden designed in a rockery style which could be block-paved or resin'ed to provide a large driveway, similar to the neighbours. At the rear, there is a private rear garden which has been thoughtfully landscaped to create multiple pockets of space, to follow the sun throughout the day and offer variety, including

vegetable-planters, a shingle seating area and a raised terrace seating area. At the garden's apex, a UPVC door provides access to the garage, fitted with an electric roller door, power, and lighting. Additionally, there's a hard-standing area in front of the garage, offering off-road parking. There is also unrestricted parking for friends and families directly outside the home.

Viewings strictly by appointment only, but are available 7 days a week with pre-booking.

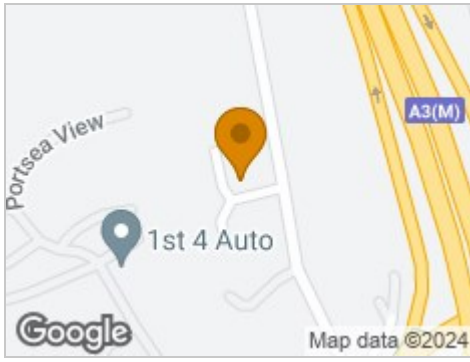
#### Location...

This property is located on the slopes of Portsdown Hill in the popular town of Bedhampton, which is a part of the borough of Havant. Close to the junction for both the A3M and A27 - less than a 3 minute drive to either - this home gives the best of both worlds being well-situated for commuters but in a quiet cul-de-sac. This home is in the catchment areas for the popular Bidbury Infant and Junior Schools and Warblington, Crookhorn or Oaklands Senior school.





## Road Map



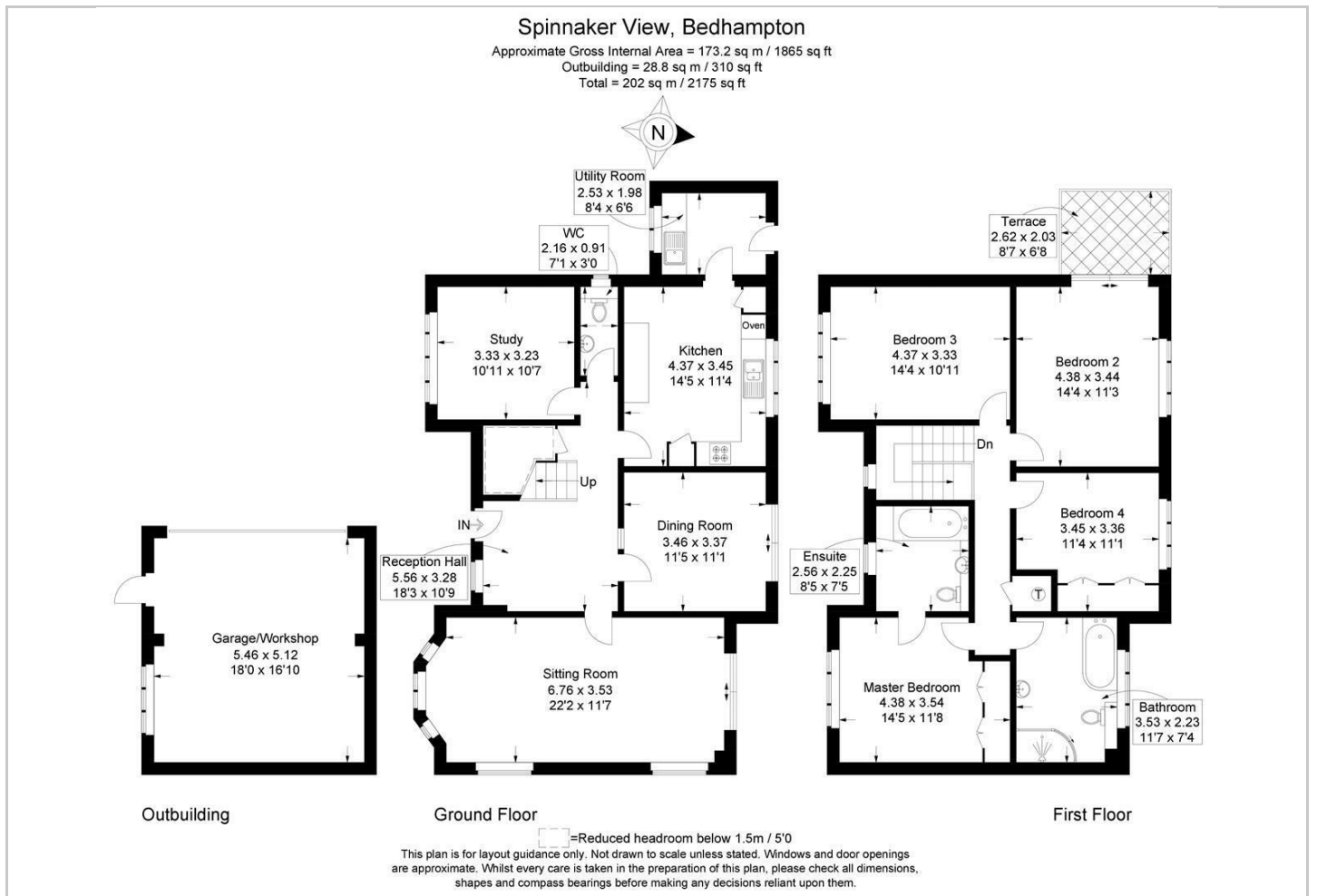
## Hybrid Map



## Terrain Map



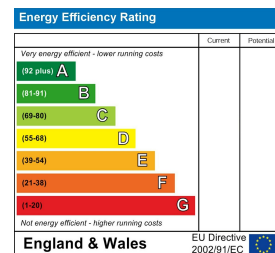
## Floor Plan



## Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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