



# 16 First Avenue

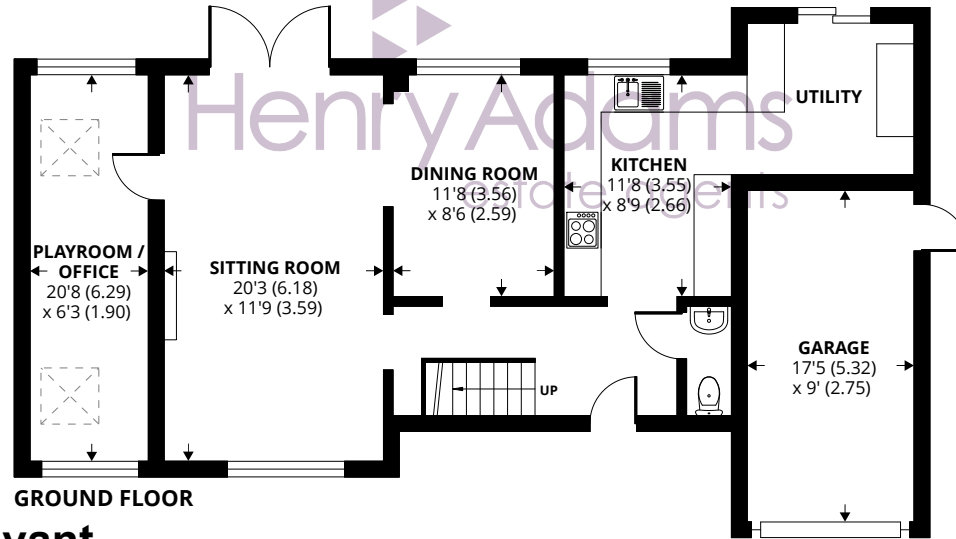
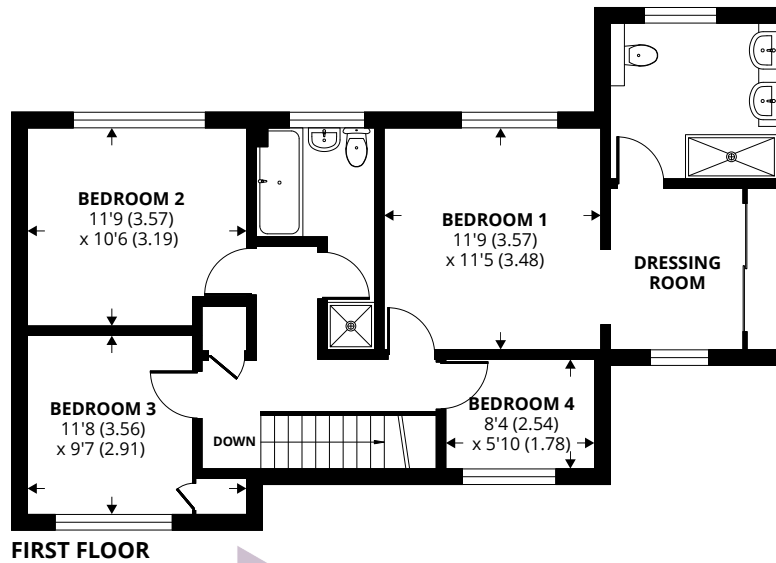
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- ▶ **Beautifully Presented Four Bedroom Detached House**
- ▶ **Light & Spacious Entrance Hall**
- ▶ **Stylish Fitted Kitchen & Utility Room**
- ▶ **Dressing Room & En-Suite To Bedroom One**
- ▶ **Landscaped Private Garden**
- ▶ **Tastefully Modernised To A Standard By The Current owners**
- ▶ **Two Reception Rooms**
- ▶ **Playroom / Office**
- ▶ **Modern Family Bathroom**
- ▶ **Garage & Drive Providing Ample Parking**

Nestled in a sought-after neighbourhood, this beautifully presented four-bedroom detached house exudes elegance and charm throughout. Tastefully modernised to a high standard by the current owners, this property boasts a light and spacious entrance hall that welcomes you as you step inside. The ground floor features two reception rooms, perfect for entertaining guests or relaxing with the family, along with a stylish fitted kitchen and utility room offering functionality and style. For those seeking a designated workspace or play area, a versatile playroom/office is an added bonus. Upstairs, the property surprises with a dressing room and en-suite to bedroom one, complemented by a modern family bathroom for added convenience.

The low maintenance garden extends the living space outdoors, offering a perfect spot for al fresco dining or enjoying the fresh air in a private setting. Whether it's hosting summer barbeques or simply unwinding after a long day, the outdoor space is designed for relaxation and enjoyment without the hassle of extensive upkeep. With its attractive kerb appeal and well-maintained exterior, this property offers a blend of modern living and outdoor tranquillity. The property also benefits a garage & driveway providing ample parking for family and guests.





## 16 First Avenue, Havant

Approximate Area = 1505 sq ft / 139.8 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 1658 sq ft / 154 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for Henry Adams. REF: 1166905

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Situation

First Avenue is well located in the popular residential Avenues area of Denvilles within easy reach of Havant which offers excellent shopping including a Waitrose and mainline station on the London Waterloo/Portsmouth and London Victoria/Southampton lines. There is also a nearby halt at Warblington. The A27 provides road access to the Cathedral City of Chichester to the east with its Festival Theatre and racing at Goodwood, and Portsmouth to the west with its historic dockyard and ferries to the Isle of Wight and the continent. The pretty waterside hamlet of Langstone, less than a mile away, offers leisurely foreshore walks and Emsworth, a thriving village approximately a mile to the east, has two sailing clubs and access to the delights of Chichester Harbour.

13th August 2024

