



## 7 Third Avenue

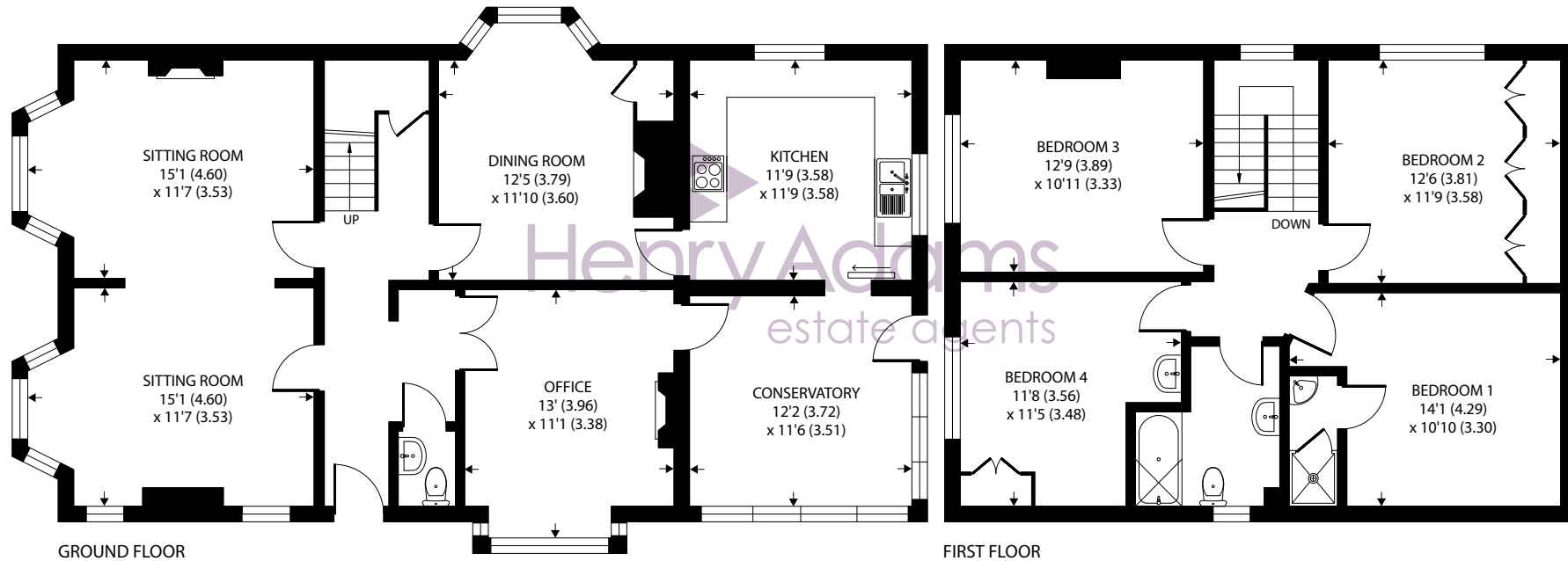
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- ▶ Light & Spacious Four Bedroom Detached Period Property
- ▶ Spacious Sitting Room With Feature Bay Windows
- ▶ Four Double Bedrooms
- ▶ Private Mature Garden
- ▶ Original Features
- ▶ Three Reception Rooms
- ▶ En-Suite To Bedroom One
- ▶ Driveway Providing Off Road Parking

Nestled within a sought-after location, this light and spacious four-bedroom detached period property presents a rare opportunity to own a home exuding classic charm and elegance. As you step inside, you are welcomed by the beautifully preserved original features that add character and warmth to the residence. The spacious sitting room boasts feature bay windows that flood the room with natural light, creating a relaxing ambience for unwinding after a long day. With three reception rooms, there is ample space for entertaining guests or simply enjoying quality time with loved ones.

Ascending to the first floor, you will find four generously proportioned double bedrooms, with the bedroom one benefiting from an en-suite for added convenience. A well-appointed family bathroom completes the sleeping quarters. Outside, the property offers a private mature garden, perfect for enjoying the outdoors in tranquillity. The driveway provides off road parking, ensuring both convenience and security for residents and guests alike. With a garage for additional storage and a well-maintained exterior, this property seamlessly blends comfortable living with practicality, offering a truly exceptional living experience for its new owners.





## Third Avenue, Havant, PO9

Approximate Area = 1841 sq ft / 171 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). © njchecom 2024. Produced for Henry Adams. REF: 1161630

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

Third Avenue is well located in a quiet road 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 HMS Victory, the Mary Rose and the Warrior. 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.

22nd August 2024

