



14 Portsdown Hill Road, Havant

Offers Over £1,250,000



14 Portsdown Hill Road

Havant

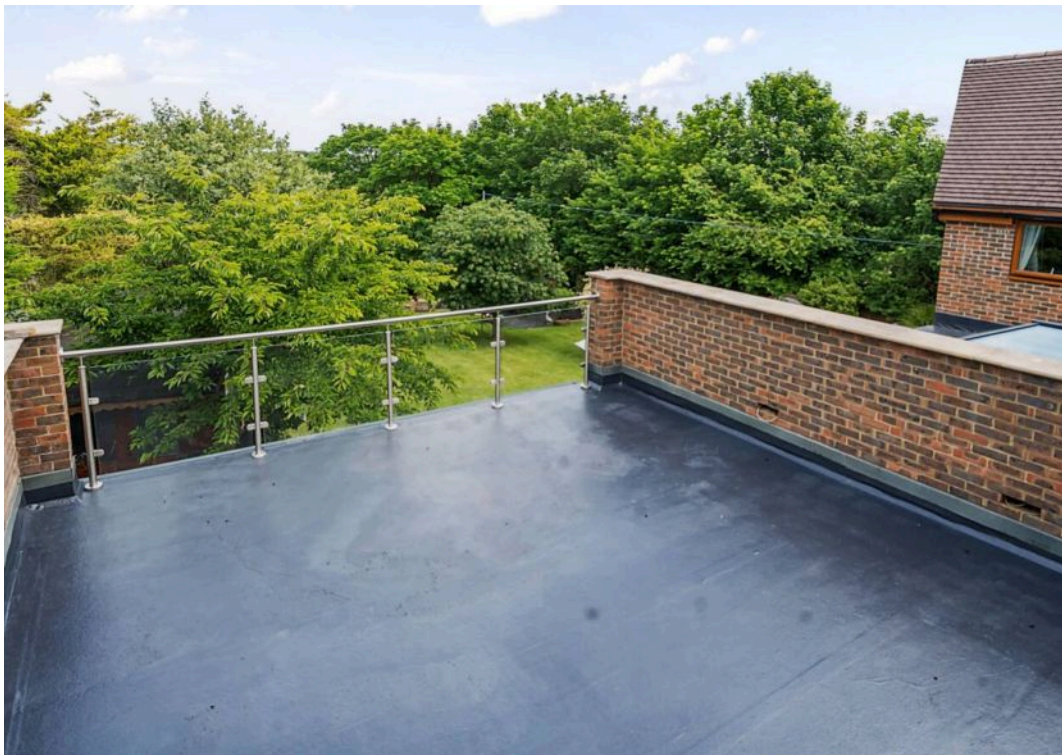
- Substantial family home with attached two bedroom annexe
- 5000 square feet of versatile family accommodation
- Totally refurbished and enjoyed over nine years by the current owner
- Perfect downstairs accommodation for entertaining family and friends
- Modern and fully fitted luxury kitchen
- Grounds measuring in the region of one hectare
- Relax with the family in one of the two cinema rooms
- Revel in the luxury of six bathrooms
- Plenty of parking available for many vehicles

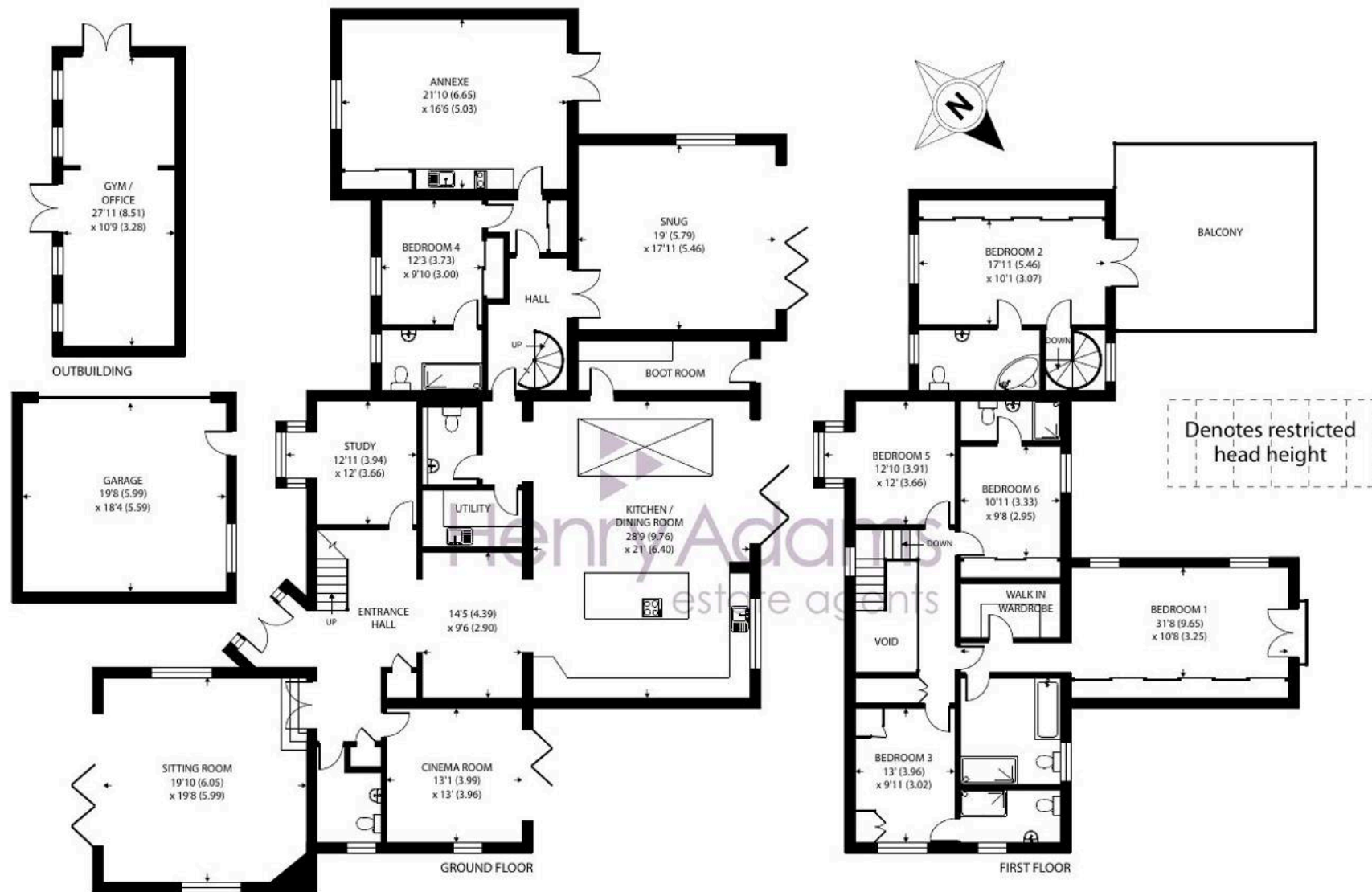
This exceptional 6 bedroom detached house; with an attached annexe and a generous 5000 square feet of versatile family accommodation has been meticulously refurbished and cherished by the current owner ensuring a refined and well-maintained living space.

The home features perfect downstairs accommodation designed for entertaining family and friends, highlighted by a modern, fully fitted luxury kitchen. The property comprises four double bedrooms, where indulgent sea views can be enjoyed from the southerly aspect. Two cinema rooms provide a sophisticated space to unwind with loved ones. With the luxury of six bathrooms and grounds measuring one hectare, this property offers an abundance of space and privacy. Additionally, ample parking ensures convenience for multiple vehicles. Experience the epitome of luxury living in this meticulously designed and lovingly maintained residence.









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Approximate Area = 4954 sq ft / 460.2 sq m (Includes Annex / Garage And Excludes Void)

Outbuilding = 308 sq ft / 28.6 sq m

Total = 5262 sq ft / 488.8 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
Produced for Henry Adams. REF: 1133739

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Location

The property sits on the crest of Portsdown Hill offering sea views over Portsmouth, The Solent and The Isle of Wight from the southerly bedrooms. Portsmouth itself is a cosmopolitan city, offering a wealth of shopping, leisure and schooling opportunities. There are excellent road and rail links close to hand, with trains to central London taking just 77 minutes from nearby Havant, together with ferry services that connect the city to the Isle of Wight and continental Europe. The Solent offers boundless opportunities for water sports enthusiasts and sailors.

Council Tax band: G

EPC Energy Efficiency Rating: C





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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.