



15 St. Georges Avenue, Warblington

Guide Price £1,150,000 Freehold







# 15 St. Georges Avenue

## Warblington

- Charming & Elegant Detached Edwardian Property
- Double Bedrooms With Three Rooms Being Used As Hobby / Craft & Playroom
- Four Reception Rooms With Three benefiting From Feature Fireplaces
- Utility Room & Conservatory
- Delightful Veranda Overlooking The Mature Wrap Around Garden
- Double Garage & Drive With Ample Parking

Nestled in a highly coveted location, this charming and elegant detached Edwardian property exudes character and sophistication. Boasting a wealth of original features, this residence offers accommodation spread graciously over three floors. You are welcomed by a sense of grandeur by four reception rooms adorned with exquisite feature fireplaces, perfect for creating intimate gathering spaces while providing a touch of timeless elegance. The property also includes a utility room and a conservatory.

The sleeping quarters are comprised of generously sized double bedrooms, with three rooms thoughtfully designated as hobby, craft, and playrooms, catering to a variety of lifestyle needs. The primary bedroom and bedroom two are complete with luxurious en-suites, and an additional family bathroom ensures convenience and comfort for all residents and guests.

This Edwardian gem presents a rare opportunity to own a piece of history while enjoying contemporary living. With its enviable location, timeless appeal, and versatile living spaces, this property stands as a testament to refined living at its finest.

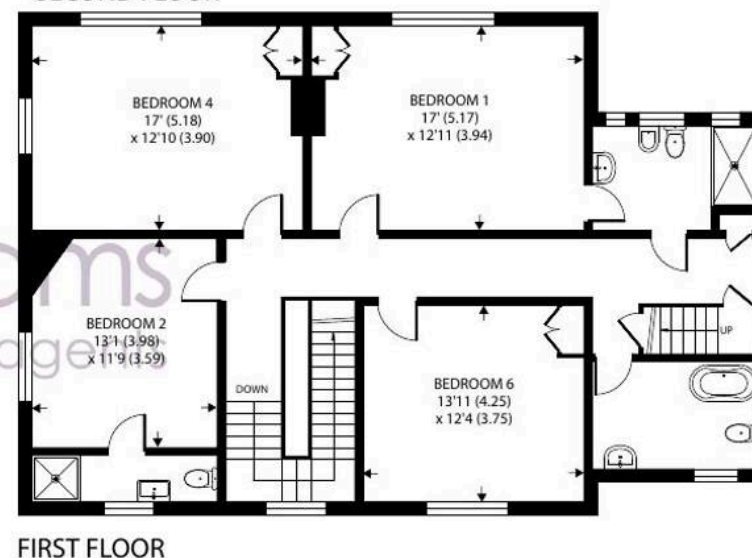
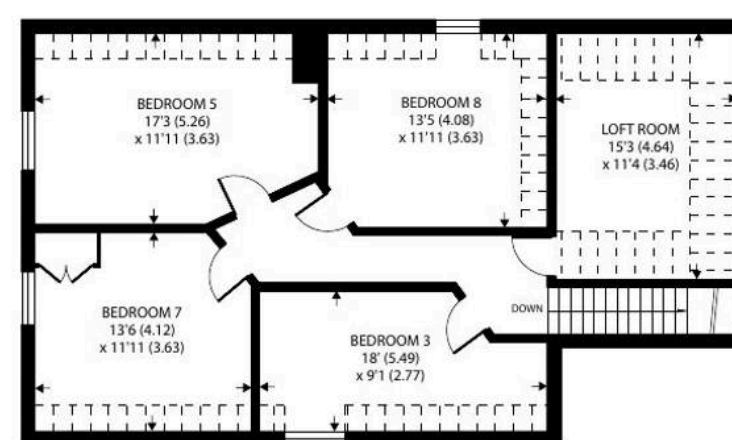
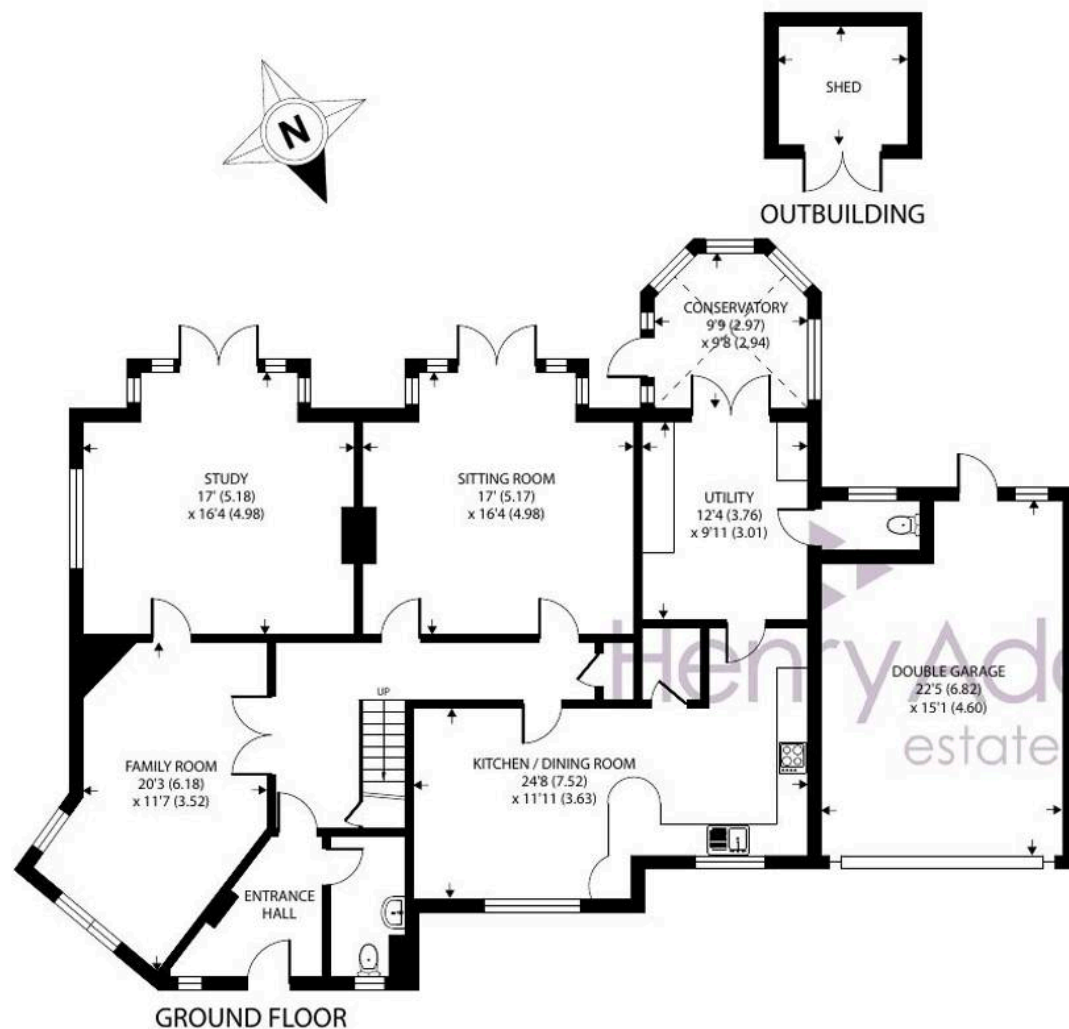












Denotes restricted  
head height

## 15 St. Georges Avenue, Havant

Approximate Area = 3664 sq ft / 340.3 sq m

Limited Use Area(s) = 209 sq ft / 19.4 sq m

Garage = 307 sq ft / 28.5 sq m

Outbuilding = 61 sq ft / 5.6 sq m

Total = 4241 sq ft / 394 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.  
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Council Tax band: G EPC Energy Efficiency Rating: D

One of the highlights of this property is the delightful veranda that overlooks the mature garden, offering a tranquil retreat for al-fresco dining or simply unwinding amidst the beauty of nature. The garden provides a peaceful sanctuary for outdoor enjoyment and relaxation, creating a serene backdrop for every-day living. Furthermore, practicality meets luxury with the inclusion of a double garage and a spacious driveway providing ample parking for multiple vehicles, ensuring both convenience and security for residents and visitors alike.

St George's Avenue is situated on the eastern edge of Havant in the sought after residential area of Warblington. Warblington School can be found at the end of the road with Warblington train station, on the London Victoria line, just a short walk to the north and The Avenue Tennis Club. Havant town centre is around a 1 mile walk from the house and caters for all day-to-day shopping requirements, with shops including Waitrose and a mainline railway station with access to London Waterloo to the north and Brighton and Southampton to the east and west. The property also has good road access via the A27 to Chichester, Southampton via the M27 and London via the A3M. Warblington is also enviably located for leisurely pursuits; to the south Chichester Harbour AONB and the Solent can be found nearby whilst to the north the Southdowns National Park, Stansted Park and Staunton Country Park are all to be found within a few miles of the house.







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