

**OVER 60?**

Secure this property  
for up to **59% less!**



**Guide Price**  
**£900,000**  
**Freehold**

5x  2x  3x 

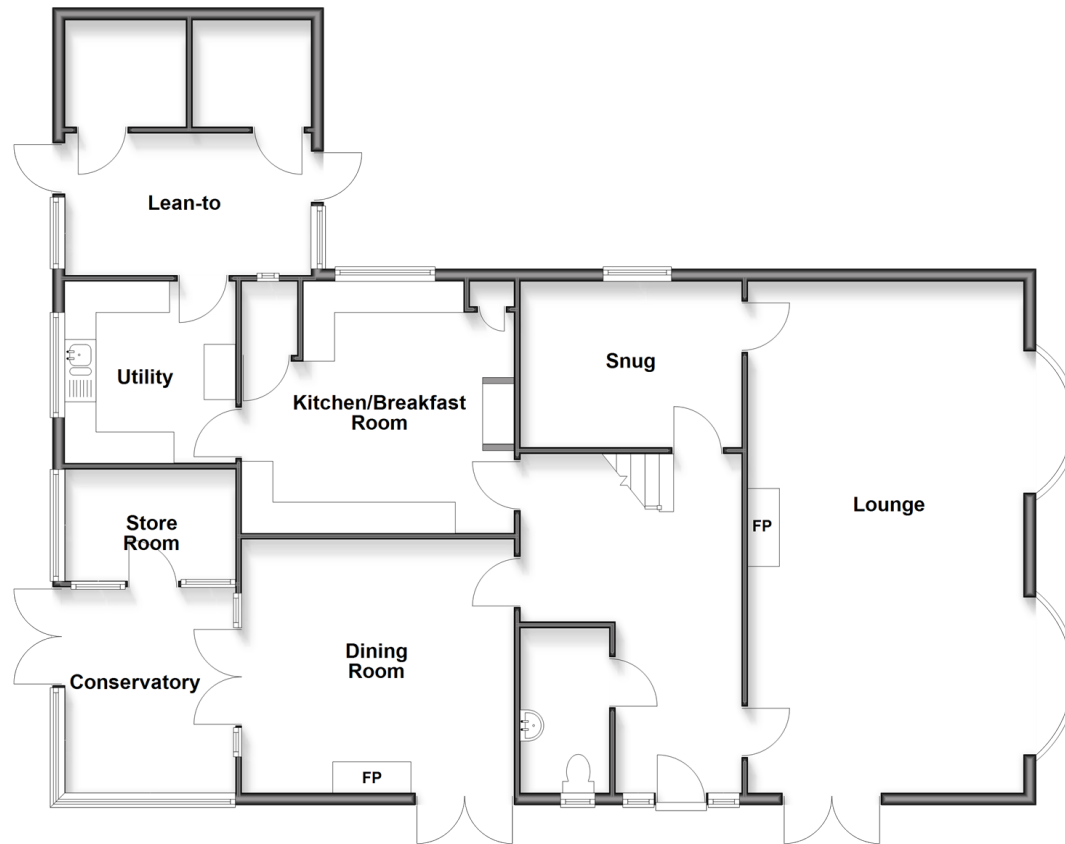
Warblington Avenue, Havant, Hampshire,  
PO9

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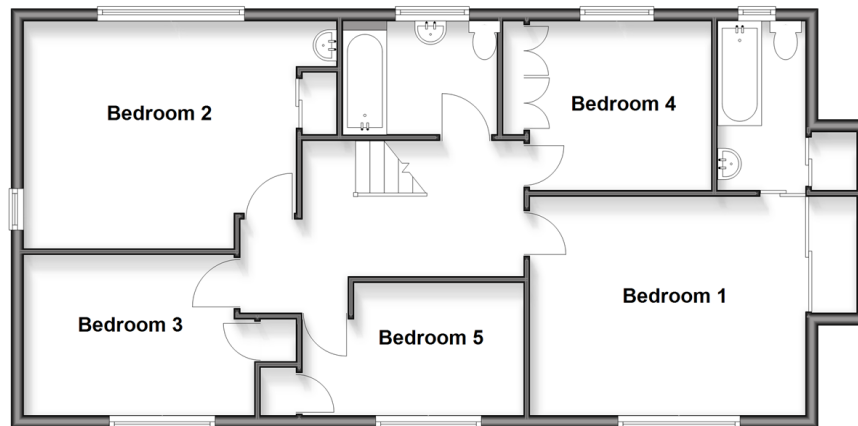
## Ground Floor

Approx. 143.1 sq. metres (1540.8 sq. feet)



## First Floor

Approx. 81.5 sq. metres (877.7 sq. feet)



## Accommodation

### GROUND

Hallway

Cloakroom

Lounge: 27'8 x 17'1 (8.44m x 5.21m)

Snug: 11'6 x 9'7 (3.51m x 2.92m)

Kitchen/Breakfast Room: 14'2 x 13'7 (4.32m x 4.14m)

Utility

Lean-to

Store room

Dining Room: 14'8 x 11'7 (4.47m x 3.53m)

Conservatory: 11'3 x 9'7 (3.43m x 2.92m)

### FIRST FLOOR

Landing

Bedroom 1: 17'4 x 12'10 (5.29m x 3.91m)

En-Suite Bathroom

Bedroom 2: 13'0 x 8'6 (3.97m x 2.59m)

Bedroom 3: 14'5 x 12'1 (4.40m x 3.69m)

Bedroom 4: 11'11 x 7'4 (3.63m x 2.24m)

Bedroom 5: 9'2 x 8'7 (2.80m x 2.62m)

Bathroom

### OUTSIDE

Front and Rear Garden

Garage and Driveway



## Main features

- Detached character property
- Highly requested location in Warblington
- Original features and veranda porch
- Situated on a substantial plot
- Opportunity to extend(subject to planning permission)
- Spacious and versatile accommodation
- Garage and gated driveway providing ample parking



### Nearest Schools

Primary Schools: Bosmere Junior School 0.6 miles, Emsworth Primary 0.7 miles, St Alban's C of E Aided Primary 0.8 miles

Secondary Schools: Warblington School 0.1 miles,



### Transport Information

Train Stations: Warblington 0.1 miles, Havant 0.6 miles, Emsworth 1.2 miles



### Address

Warblington Avenue, Havant, Hampshire, PO9



### Directions

For directions to this property please contact us.





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Call Havant Branch 023 92492708 ■ [cubittandwest.co.uk](https://cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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