



2 Beverley Grove, Farlington, Portsmouth, Hampshire, PO6 1BP

TOWN & COUNTRY
SOUTHERN

- A Detached Chalet Style Bungalow
- Two Bedrooms
- Two Reception Rooms
- Integral Garage
- Elevated Location with Views Towards Langstone Harbour
- Some Updating Required
- No Forward Chain
- Viewing Highly Recommended

PROPERTY SUMMARY A chalet style detached bungalow which is situated in a popular, elevated location yet within easy access of local shopping amenities, bus routes and recreation grounds. The property is arranged over two floors and comprises; porch, large hallway, sitting room, bathroom, separate cloakroom, kitchen / breakfast room, dining room / bedroom 3, sun lounge and integral garage on the ground floor with two bedrooms on the first floor. The property requires some updating and redecoration, however it is offered with gas fired central heating and double glazing and no forward chain. Being located in an elevated position with far reaching views towards Langstone Harbour and Hayling Island with off road car parking, an enclosed easterly facing rear garden, early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

ENTRANCE Lowered kerb leading to pillared gateway with wrought iron gates providing vehicular and pedestrian access to the front of the property, to the right hand side is a mature hedge and concrete driveway leading to integral garage with lawned garden to one side, curved pathway and arched gateway leading to rear garden, raised flowering borders, enclosed by high retaining brick wall and curved wall to the front with shrubs and bushes, steps leading to main front door with frosted double glazed panels leading to:

PORCH Tiled flooring, cloaks hanging area, internal glazed door leading to:



HALLWAY 12' 0" x 7' 9" (3.66m x 2.36m) Measurements do not include recess area with door to storage cupboard with shelving and cloakroom, understairs storage cupboard housing gas and electric meters, textured ceiling, radiator, doors to primary rooms, cloaks cupboard with hanging rail and shelf.

SITTING ROOM 15' 7" x 12' 1" (4.75m x 3.68m) Dual aspect double glazed windows to front and side overlooking garden and driveway, double radiator, textured ceiling and coving, brick surround fireplace with matching hearth and wooden shelving to either side, power points.

BATHROOM Coloured suite comprising; panelled bath with hand grips, ceramic tiled to half wall level, pedestal wash hand basin, corner shower cubicle, radiator, double glazed frosted window to side aspect.

CLOAKROOM Low level w.c., ceramic tiled to half wall level, wall mounted wash hand basin, double glazed frosted window to side aspect.

KITCHEN 16' 6" maximum x 12' 0" maximum (5.03m x 3.66m) Ceramic tiled flooring and skirting boards, glazed panelled door leading to hallway, textured walls and ceiling, double glazed window to rear aspect overlooking garden with far reaching views towards Langstone Harbour and Hayling Island in the distance, double glazed window overlooking sun lounge, range of matching wall and floor units with roll top work surface, inset 1½ bowl stainless steel sink unit with mixer tap and cupboards under, range of drawer units, gas cooker point, corner display shelving, eye-level double oven and grill with cupboard over and under, fridge and freezer, washing machine and tumble dryer, power points, ceramic tiled surrounds, tall larder style unit. Breakfast area; glazed panelled door to outer lobby with double glazed door to side, door to:

BOILER ROOM Wall mounted Bosch boiler supplying domestic hot water and central heating (not tested), frosted double glazed window to side aspect.

DINING ROOM / BEDROOM 3 15' 2" x 11' 9" (4.62m x 3.58m) Double glazed window to side aspect with far reaching views over the neighbouring garden towards Langstone Harbour, Eastney and Hayling Island in the distance, double glazed door to rear leading to sun lounge, textured ceiling and coving, radiator, power points.

SUN LOUNGE 13' 1" x 4' 5" (3.99m x 1.35m) Tiled flooring, double glazed windows to side and rear aspect overlooking garden with far reaching views towards Langstone Harbour and Hayling Island in the distance, twin double-glazed doors.

INTEGRAL GARAGE 16' 6" x 8' 6" (5.03m x 2.59m) Step down from hallway, double glazed window outside aspect, twin wooden doors to front, fluorescent tube lighting.

FIRST FLOOR Mezzanine landing with double glazed frosted window to side aspect, steps to primary landing.

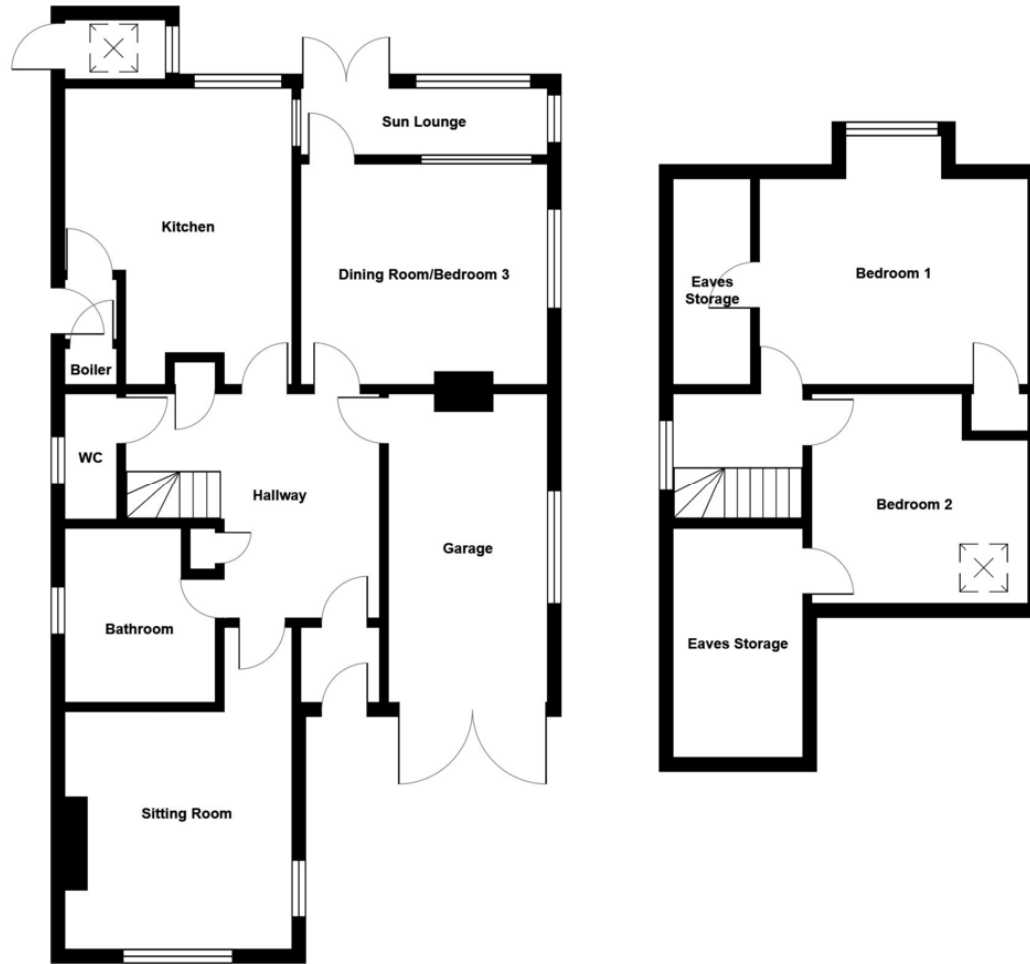
BEDROOM 1 14' 5" x 14' 1" into dormer, decreasing to 11' at narrowest point (4.39m x 4.29m) Measurements taken from approximately 5' off floor level with slight eaves to upper ceiling restricting headroom. Built-in wardrobe with hanging space and shelving, low level door leading to storage eaves, double radiator, double glazed dormer window to rear aspect overlooking garden, farmland and roof tops towards Langstone Harbour and Hayling Island in the distance, maximum ceiling height approximately 8'0".

BEDROOM 2 12' 0" x 11' 2" (3.66m x 3.4m) Measurements taken from approximately 4'4" off floor level with slight eaves to upper ceiling restricting headroom, maximum ceiling height 7'0", high level skylight window to side aspect, power points, door leading to loft space which is partly boarded.

OUTSIDE Directly to the rear is a brick-built extension / storeroom, split-level lawned easterly facing rear garden with steps leading down to lower level, enclosed by brick retaining wall and fence panelling, shrubs, evergreens and bushes, greenhouse.



Beverley Grove, Farlington,



Total Area: 143.5 m² ... 1544 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		81
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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