



St Brides, 281 Havant Road, Farlington, Hampshire, PO6 1DD

TOWN & COUNTRY  
SOUTHERN



***A Four Bedroom Detached House***

***2583 Sq Ft of Living Space***

***Four Reception Rooms / Bathroom & En-Suite***

***No Forward Chain / Garage & Parking Facilities***

An extended, detached family home which is located on an imposing corner plot with wrap around gardens on three sides. The accommodation is laid out over two primary floors and provides 2583 sq ft of living space including garaging and comprises: porch, hallway, sitting room, dining room, 16'

kitchen, boiler/utility room, boot room, study and separate office with separate side door and a workshop on the ground floor with four double bedrooms, one having an en-suite shower room and large family bathroom on the first floor. The property is in need of some updating and redecoration, however, is offered

with gas fired central heating, double glazing, wrap around gardens on three sides, off road car parking, garaging and storerooms. Offered with no forward chain, early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.



**ENTRANCE:** From the corner of Havant Road and Galt Road is a curved brick retaining wall with pedestrian gateway leading to a concrete pathway with lawn, shrubs, evergreens and bushes to either side, the pathway leads to the front of the property and main front door, to the left hand side of the property is a high gated entrance leading to side garden. Main front door with plaque depicting house name and number leading to:

**PORCH:** Internal door with matching leadlight stained-glass panels to one side and over leading to:

**HALLWAY:** Staircase rising to first floor with understairs storage cupboard, archway, doors to primary rooms, central heating control switch.

**SITTING ROOM:** 17'8" x 13'6" Double glazed window to front aspect with double radiator under, ceiling rose and coving, central fireplace with tiled hearth and gas fire (out of operation), leadlight stained glass windows to either side, power points.

**CLOAKROOM:** Twin windows to side aspect, low level w.c., pedestal wash hand basin, radiator.



**DINING ROOM:** 17'9" x 14'9" into bay window. Double glazed square bay window with central doorway leading to side aspect, plate rack, wooden beams to walls, radiator, feature inglenook style brick surround fireplace with arched inlay, tiled hearth and gas fire (out of operation), curved shelving to either side with leadlight stained-glass windows to rear and painted black beam over, power points, serving hatch to kitchen, with hidden cupboards & shelving.

**KITCHEN:** 16'7" x 10'5" Glazed panelled door leading to hallway, windows to side aspect, ceramic tiled surrounds, range of matching wall and floor units, inset 2½ bowl stainless steel sink unit with mixer tap, tall larder style unit, power points, beams to ceiling, fluorescent tube lighting, inset four ring gas hob with cupboards under, eye-level double oven and grill with cupboards over and under, power points, radiator.

**INNER HALLWAY:** Doors to primary rooms.

**UTILITY ROOM:** Wall mounted Vaillant boiler supplying domestic hot water and central heating (not tested), washing machine point, power points.

**BOOT ROOM:** 9'11" x 6'2" Polycarbonate glazed roof, side pedestrian door, range of shelving.

**STUDY:** 13'0" x 11'3" Dual aspect frosted double glazed windows to side and rear, radiator, power points, access to rear loft space, door to:

**WORKSHOP:** 7'0" x 4'0" Window to rear aspect, work surface, storage shelving.

**OFFICE:** 13'0" x 7'6" increasing to maximum 11'4". L shaped, dual aspect windows to side and rear, radiator, picture rail, power points.

**FIRST FLOOR:** Landing, feature leadlight stained-glass window to side aspect, stairs to primary landing, access to loft space, doors to primary rooms.

**BEDROOM 2:** 15'1" into bay window x 11'11" maximum. Double glazed bay window top front aspect with views over rooftops towards Langstone Harbour and the City of Portsmouth in the distance, radiator, power points, picture rail, ceiling coving, built-in wardrobes to one wall with sliding doors, central vanity unit with oval wash hand basin and cupboards under.

**BEDROOM 4:** 10'7" x 8'8" Built-in double doored wardrobe with storage cupboards over, double glazed window to front aspect, radiator, picture rail, power points.

**BEDROOM 1:** 14'10" x 10'1" Double glazed bay window to side aspect with radiator under, ceiling coving, picture rail, range of built-in wardrobes to one wall with sliding doors, hanging space and shelving, door to:

**EN-SUITE SHOWER ROOM:** Shower cubicle (out of operation), pedestal wash hand basin, bidet, low level w.c., double glazed window to side aspect, fully ceramic tiled to walls.

**BATHROOM:** Coloured suite comprising: panelled bath with hand grips, mixer tap, shower attachment, and screen, concealed cistern w.c., vanity unit with oval wash hand basin with cupboards under and shelf to one side, double glazed frosted windows to side aspect, radiator, bidet, radiator with towel rail.

**BEDROOM 3:** 17'5" x 10'5" increasing to a maximum 12'11" into bay window. Double glazed bay window to side aspect, double radiator, range of built-in floor to ceiling sliding doored wardrobes to one wall with hanging rail and shelving, one wardrobe housing hot water cylinder, original built-in cupboards, double glazed window to side aspect, power points.

**OUTSIDE:** To the left hand side of the property is a high brick wall with gateway leading to paved area which wraps round to the left hand side of the property providing pedestrian access to the study and lean-to, from this area is an arched pergola leading to rear garden which is partly laid to patio and to lawn, fish pond, range of sheds/storage, rear pedestrian gateway leading to hardstanding area measuring approximately 21'5" in width with a lowered kerb and off road parking for approximately two cars.

**DETACHED GARAGE:** 25'11" x 9'8" Up and over door (out of operation). Doors to:

**STORE 1:** 8'1" x 7'1" Window overlooking garden, door to garden.

**STORE 2:** 9'0" x 8'1" Window overlooking garden.

**STORE 3:** 9'4" x 8'1" Window overlooking garden, door to garden.

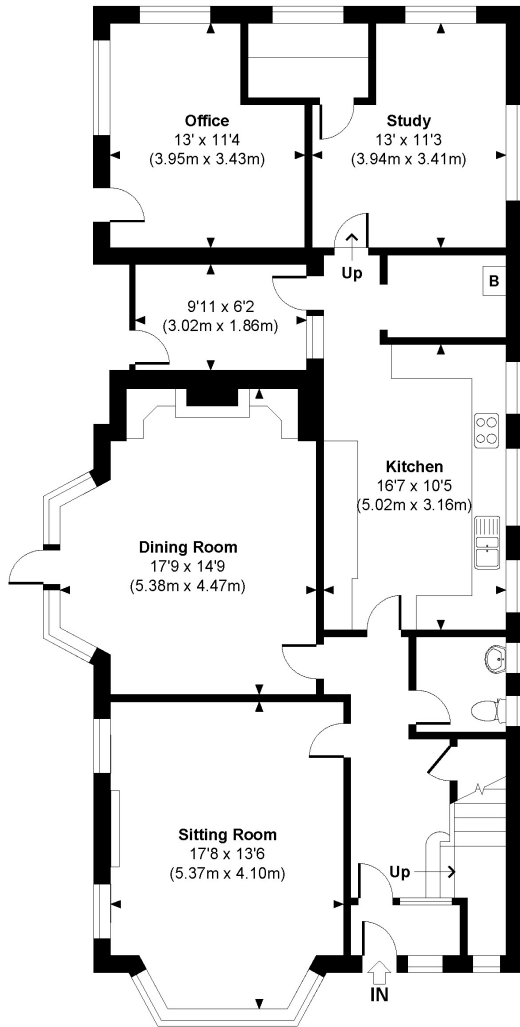
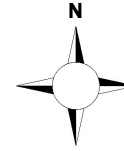
**TO FIND THE PROPERTY:** From our office proceed along the Havant Road in an easterly direction after the traffic light junction for the Eastern Road take the first road on the left hand side into Galt Road, where St. Brides can be found immediately on the right-hand side.



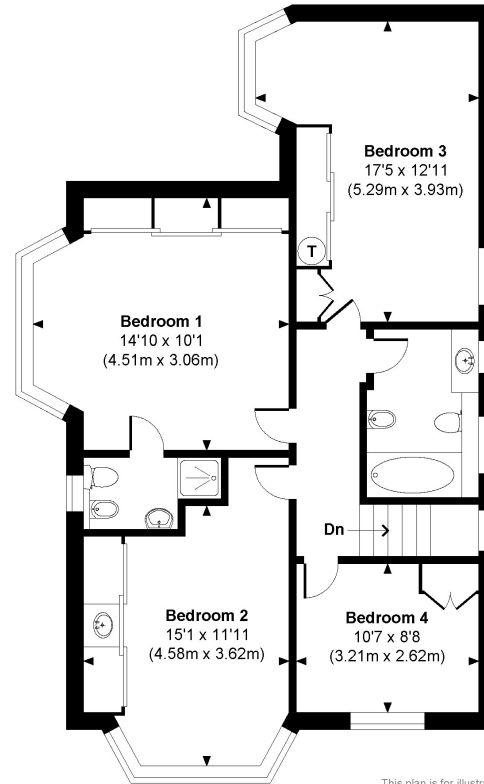
# St Brides

Approximate Gross Internal Area  
 Main House = 2117 Sq Ft / 196.64 Sq M  
 Garage = 466 Sq Ft / 43.29 Sq M  
 Total = 2583 Sq Ft / 239.93 Sq M

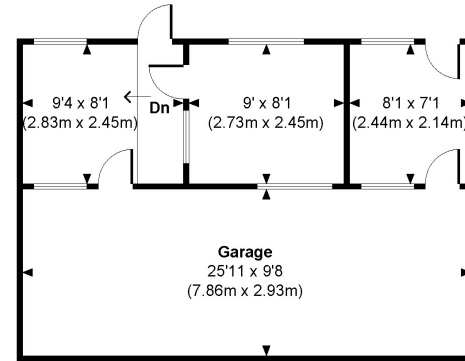
Outbuildings are not shown in correct orientation or location.



GROUND FLOOR



FIRST FLOOR



GARAGE



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | 64                      | 74        |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

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.