



38 Augustine Road, Drayton, Hampshire, PO6 1HZ

TOWN & COUNTRY  
SOUTHERN

# Council Tax Band D (Main House) - A (Annexe) - Freehold



A Semi-Detached Four Bedroom House  
Plus a One Bedroom Self-Contained Annexe  
Three Reception Rooms / En-Suite to  
Main Bedroom  
Easterly Facing Rear Garden / Off Road Parking  
£625,000

An extended, four-bedroom semi-detached family home which is situated in a popular, elevated location yet within easy access of local shopping amenities, bus routes, commutable road links with within the catchment of both Solent and Springfield Schools (subject to confirmation). The main house accommodation is arranged over three floors and comprises: hallway, sitting room, dining room, home office/study, kitchen and cloakroom on the ground

floor, on the first floor are three bedrooms and a family bathroom, on the top floor is the primary bedroom with en-suite shower room. The self-contained annexe has its own separate entrance from the driveway and comprises: hallway, shower room, kitchen with door to garden, sitting room and bedroom. The property is offered with off road parking, an enclosed is an easterly facing rear garden, double glazing, gas fired central heating and fitted

floor coverings throughout. An early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

**TO FIND THE PROPERTY:** From our office proceed along the Havant Road in an easterly direction taking the first road on the left-hand side into Drayton Lane then right into Solent Road, take the first road on the left-hand side into Augustine Road where No.38 can be found towards the top end on the right hand side.



ENTRANCE: Lowered kerb leading to brick paviour driveway with off road parking, curved brick retaining wall and flowering shrub borders, to the left-hand side is pedestrian access leading to annexe with separate meter cupboard (log store), covered porch, main front door with frosted panels and matching panel to one side leading to:

HALLWAY: Wood flooring, balustrade staircase rising to first floor with understairs storage cupboards, cloaks hanging area with double glazed frosted window to side aspect, low level surface with shelving under, understairs storage cupboard housing gas and electric meters, ceiling coving, glazed panelled door leading to dining room:

SITTING ROOM: 15'0" into bay window x 12'0" Double glazed square bay window to front aspect overlooking driveway, radiator, picture rail, ceiling coving, central chimney breast with wood surround fireplace with log burner and tiled hearth (not tested), wall lights, square opening leading to:

DINING ROOM: 12'10" x 9'9" Wood laminate flooring, radiator, ceiling coving, picture rail, square opening leading to home office/study, twin glazed doors leading to kitchen.

HOME OFFICE/STUDY: 9'7" x 6'10" Double glazed window to side aspect, borrowed light window to kitchen, wall mounted boiler supplying domestic hot water and central heating (not tested), high level shelving.



**KITCHEN:** 12'5" x 10'7" Comprehensive range of cream fronted wall and floor units with roll top work surface, inset 1½ bowl stainless steel sink units with mixer tap, integrated Bosch dishwasher with matching door, range of drawer units, ceramic tiled surrounds, twin double glazed doors with windows to either side leading to rear garden, ceiling spotlights, inset five ring Hotpoint gas hob with oven under and extractor hood, fan and light over, separate inset chrome fronted microwave, integrated fridge and freezer with matching door, wood laminate flooring, borrowed light window to study, work surface with breakfast bar under, door to cloakroom, door leading to annexe.

glazed frosted window to front aspect, mirror fronted medicine cabinet, tiled flooring, chrome heated towel rail.

**TOP FLOOR:** Landing with triple glazed window to side aspect, door to:

**BEDROOM 1:** 17'3" x 11'10" maximum to front of built-in wardrobes. Measurements taken from approximately 3'6" off floor level to front with eaves ceilings restricting headroom, double glazed skylight window/fire escape, access to loft storage spaces, range of built-in wardrobes to one wall with hanging space and shelving, recessed shelving, triple glazed window to rear aspect with outstanding views over rooftops towards Langstone Harbour and Hayling Island in the distance from one angle and towards Portsdown Hill and Fort Purbrook in the other, radiator, door to:



**CLOAKROOM:** Low level w.c., wall mounted wash hand basin.

**FIRST FLOOR:** Landing with balustrade, triple glazed window to side aspect, balustrade staircase rising to top floor, radiator, doors to primary rooms.

**EN-SUITE SHOWER ROOM:** Corner shower cubicle with curved panelled doors and Mira Sport power shower, close coupled w.c., pedestal wash hand basin with mixer tap, mirror fronted medicine cabinet with automated lighting over, triple glazed frosted window to rear aspect, chrome heated towel rail, vinyl flooring, tiled surrounds.

**BEDROOM 2:** 15'0" into bay window x 10'7" maximum. Range of built-in wardrobes to one wall with central book shelving, double glazed bay window to front aspect with radiator under, picture rail, panelled door.

**BEDROOM 3:** 13'0" x 9'9" Triple glazed window to rear aspect overlooking garden, picture rail, panelled door, radiator.

**OUTSIDE:** Directly to the rear accessible from both the kitchen and annexe is a paved area enclosed by brick retaining wall and fence panelling, raised borders with shrubs, evergreens and bushes, external lighting, log store, cold water tap, circular patio area with brick pathway and pergola with hedge to either side leading to further lawned garden with shrubs, bushes and evergreens, detached Wendy house, steps leading up to raised decked terrace enclosed by fence panelling, sunken mini trampoline, raised rockery style border, brick built shed.

**BEDROOM 4:** 9'7" x 6'9" Triple glazed window to rear aspect overlooking garden, built-in louvre doored storage cupboard with range of shelving and further book shelving to one end, panelled door.

**BATHROOM:** White suite comprising: double ended panelled bath with separate shower over, drench style hood, shower attachment, rail and curtain, fully ceramic tiled to two walls, concealed cistern w.c., wash hand basin with mixer tap and cupboards under, triple



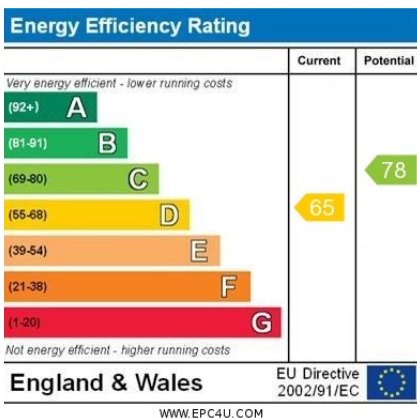
ANNEXE: Double glazed main front door with window to one side from, L shaped hallway with interlinking door to kitchen, low level storage cupboard, double radiator, vinyl flooring, access to rear loft space, cloaks hanging area, recess with shelf and space for washing machine and tumble dryer, wall mounted Vaillant boiler for annexe only supplying domestic hot water and central heating (not tested).

SHOWER ROOM: Corner shower cubicle with curved panelled doors, drench style hood and separate shower attachment, mirror fronted medicine cabinet with inset lighting, wash hand basin with mixer tap and cupboards under, close coupled w.c., extractor fan, ceiling coving.

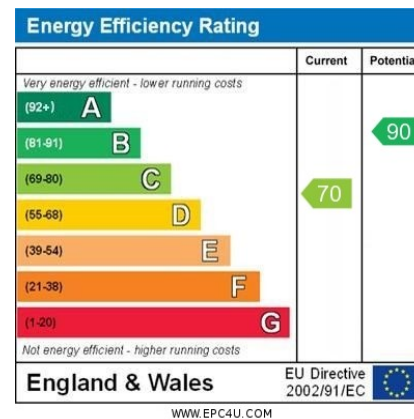
KITCHEN: 9'5" x 6'9" Double glazed door with window to one side leading to rear garden, range of wall and floor units with roll top work surface, inset 1½ bowl sink unit with mixer tap, range of drawer units, space for electric cooker, ceramic tiled surrounds, extractor fan, double radiator, vinyl flooring, space for free standing fridge/freezer, fluorescent tube lighting, ceiling coving, door to:

SITTING ROOM: 11'5" into bay window x 10'9" Double glazed bay window to side aspect overlooking garden with radiator under, ceiling coving, picture rail, wall uplighters, door to:

BEDROOM: 10'9" x 9'6" Built-in double doored floor to ceiling wardrobe to one wall with hanging space and shelving, double glazed window to rear aspect overlooking garden, double radiator.



Main House



Annexe



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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