



47 Sea View Road, Drayton, Hampshire, PO6 1EW

TOWN & COUNTRY
SOUTHERN



An Extended Four Bedroom Semi-Detached Home

23' Open Plan Kitchen / Dining & Living Area

Car Parking Facilities & Garage / Elevated Location

Detached Home Office / Gym / Garden Room

A well presented, extended, four-bedroom semi-detached family home which is situated in a tree lined, elevated location with views from the upper floor towards Langstone Harbour, Hayling Island, Portsmouth and the iconic Spinnaker Tower in the distance. The spacious accommodation comprises: hallway,

sitting room, utility room, cloakroom and open plan kitchen incorporating dining and living area on the ground floor with three bedrooms and a bathroom on the first floor and a further bedroom with walk-in wardrobe on the top floor. The property is offered with a modern open plan design with gas fired

central heating, double-glazing, off-road car parking, a garage (restricted), a 130 ft (approx.) terraced rear garden and a detached home office/gym. 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 second road on the left-hand side into Portsdown Avenue, take the second road on the right-hand side into Sea View Road where No.47 can be found a short distance along on the left hand side.

ENTRANCE: Lowered kerb leading to shared driveway with off road parking for 2/3 cars, mature tree, brick retaining wall on left hand side, steps up to black PVCu main front door with glazed central panel, full height panel to one side and panel over leading to:

PORCH: Tiled flooring, cloaks hanging area, further double-glazed main front door with frosted panels to either side and over leading to:

HALLWAY: Radiator, laminate flooring, ceiling spotlight, doors to primary rooms, balustrade staircase rising to first floor.



SITTING ROOM: 15'8" into bay window x 11'0" Double glazed bay window to front aspect with blind, radiator, chimney recess with log burner (not tested), ceiling coving, panelled door.

CLOAKROOM: Low level w.c., wash hand basin with tiled splashback and shelving to either side, range of built-in cupboards one housing gas and electric meters and access to underfloor heating manifold to one side, further built-in cupboard housing Vaillant boiler supplying domestic hot water and central heating (not tested), double glazed frosted window to side aspect, extractor fan.

UTILITY ROOM: 9'0" x 3'10" Work surface with washing machine point under, range of wall units and storage space, matching laminate flooring.

OPEN PLAN KITCHEN INC. DINING & LIVING AREA: 23'5" decreasing to 20'3" x 16'2" maximum. Arranged as three separate areas.

Kitchen: Comprehensive range of cream fronted wall and floor units with work surface over, inset 1½ bowl sink unit with mixer tap and cupboard space under, tiled splashback, high level storage cupboards, matching wood laminate flooring with underfloor heating, integrated appliances including dishwasher, fridge/freezer and dishwasher with matching doors, eye-level Neff oven/microwave with further oven under, storage cupboards over and under, chrome fronted power points with USB points, ceiling spotlights, high level window to one side with plantation blinds, central island with Neff gas five ring hob with pan drawers under and breakfast bar to one side.

Living area: High-level double-glazed window to side aspect with plantation shutter blinds, window overlooking rear garden and patio with matching blinds, matching flooring with underfloor heating.

Dining area: Lantern light roof with ceiling spotlights, twin double-glazed doors leading to rear garden.

FIRST FLOOR: Landing with balustrade, double glazed frosted window to side aspect, oak panelled doors to primary rooms, staircase rising to top floor.

BEDROOM 2: 16'5" into bay window x 9'8" to front of chimney breast. Double glazed bay window to front aspect with storage and seating under and far reaching views over roof tops towards the City of Portsmouth and Langstone Harbour in the distance, radiator, range of built-in wardrobes to either side of the chimney breast with hanging space and shelving.

BEDROOM 3: 11'2" maximum x 9'3" Measurements do not include range of built-in wardrobes to one wall with hanging space and shelving, double glazed window to rear aspect overlooking garden, radiator.

BEDROOM 4: 9'7" x 7'0" Double glazed window to rear aspect overlooking garden, radiator.

FAMILY BATHROOM: White suite comprising: panelled bath with central mixer tap and separate shower over with screen, fully ceramic tiled to one wall with recessed shelving, close coupled w.c., wash hand basin with mixer tap and cupboards under, double glazed frosted window to front aspect, vinyl tiled flooring, chrome heated towel rail.



TOP FLOOR: Landing with door to:

BEDROOM 1: 19'2" maximum x 15'3" maximum. Low level double glazed window to front aspect (fire escape), top opener with blind, further skylight window with far reaching views over roof tops towards Langstone Harbour in the distance, skylight window to rear aspect with blinds overlooking rear garden, two radiators, chrome fronted power points with USB ports, access into loft storage eaves, ceiling spotlights, measurements taken from approximately 2'10" off floor level with eaves to front and rear ceiling restricting headroom, maximum ceiling height 7'0", door to:

WALK-IN WARDROBE: 6'10" x 4'10" Hanging rail.

OUTSIDE: To the rear is a split-level terrace garden with lower paved area, side pedestrian gate leading to garage and driveway, raised terrace laid to lawn with fence panelling to one side, shrubs and bushes to the other, further brick paved terrace leading to upper garden, from the upper terraced garden are further steps with sleeper surrounds providing access to detached home office/gym, behind this area are two wooden sheds with a further raised garden with trees, cold water tap, outside power points.

DETACHED GYM / HOME OFFICE: 15'2" x 13'5" Bi-folding double glazed doors to front aspect overlooking garden, wood laminate flooring, ceiling spotlights, power points, dimmer switches.

GARAGE: 17'10" x 9'0" Roller shutter door, automated lighting, windows to rear and side aspect, accessed via shared driveway measuring approximately 7'7" in width.

AGENTS NOTES:

Council Tax Band D - Portsmouth City Council

Broadband – ASDL/FTTC [Fibre Checker \(openreach.com\)](https://openreach.com)

Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://gov.uk/check-long-term-flood-risk.service.gov.uk))





Energy Efficiency Rating		Current	Potential
<i>Vary energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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.