



Sunnyside, Down End, Drayton, Hampshire, PO6 1HX

TOWN & COUNTRY  
SOUTHERN





An Individually Designed Detached Family Home

Four Bedrooms & Two Reception Rooms  
17' Kitchen

Elevated Location / Terraced Rear Garden

Views Towards Langstone Harbour & The Solent

An individually designed and extended, detached family home which is situated in a popular, elevated location with views over roof tops towards Langstone Harbour and Hayling Island in the distance. The accommodation is arranged over two primary floors with a bedroom / study extension split over a further two levels

providing over 1831 sq ft of living accommodation. The layout is versatile and comprises: porch, sitting room, dining room opening to sun lounge, 17' kitchen, utility area and cloakroom on the reception level. Leading up from the conservatory are steps to a bedroom / study with a staircase down to an annexe style extension which has its

own shower room and separate entrance. On the first floor are four bedrooms, one which is currently arranged as a dressing room as well as a large family bathroom. To the front of the property is (restricted) off road parking for one car, to the rear is a split-level terrace garden with covered pergola and wooden shed.





The property is offered with gas fired central heating, double glazing and no forward chain, as well as being located in a popular elevated location, it is within easy reach of local shopping amenities, bus routes, Portsdown Hill and within the catchment of both Solent and Springfield Schools (subject to confirmation). Early 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, continue to the top of Drayton Lane bearing right into Down End where Sunnyside can be found a short distance along on the left-hand side.

**ENTRANCE:** To the front of the property is picket style fencing with shrubs and bushes, to the right-hand side is car hardstanding (restricted) with a covered terrace over, steps leading up to front garden with shrubs and bushes to the right hand side and lawn to the left with further steps to covered porch and composite grey front door with etched panels with double glazed window to one side leading to:

**PORCH:** Wood laminate flooring, window to side aspect overlooking living room, power points, door to:





**SITTING ROOM:** 15'11" x 15'1" Square opening with passageway leading to inner hallway, double glazed window to side aspect with double radiator under, ceiling spotlights, wall up-lighters, double glazed square bay window to front aspect, wood laminate flooring, central chimney breast with remote controlled glazed fronted log effect gas fire, ceiling coving.

**INNER HALLWAY:** Balustrade staircase rising to first floor, double glazed window to side aspect, radiator, matching flooring, doorways to primary rooms, built-in storage cupboard housing Vaillant boiler supplying domestic hot water and central heating (not tested), range of shelving.

**DINING ROOM / SUN LOUNGE:** Interlinking rooms measuring overall 20'10" x 12'10" at widest point, decreasing to 9'3"

**Dining Area:** 13'0" x 9'9" ceiling coving, panelled door, double radiator, central chimney breast with recess and coal effect gas fire (not tested), wall lights, square opening leading to:

**Sun lounge:** 9'11" x 8'10" Polycarbonate glazed roof, full height double glazed windows to the rear overlooking garden with windows to side with top openers, steps leading up to double glazed doors with window to one side leading to bedroom 4 / study.

**KITCHEN:** 17'1" x 9'9" Double glazed door with blinds to upper section leading to rear garden, tiled flooring and skirting boards, radiator, ceiling spotlights, square opening leading to utility area. Range of matching wall and floor units, 1½ bowl sink unit with mixer tap, integrated Zanussi dishwasher with matching door, inset Neff four ring

induction hob with stainless steel splashback, extractor hood, fan and light over and pan drawers under, space for American style fridge/freezer with tall larder cupboards to either side, matching tiled flooring, eye-level double oven and grill with cupboards over and under, range of drawer units, large double glazed window to rear aspect overlooking garden, ceiling spotlights and coving, step up to:

**UTILITY ROOM:** 7'3" to front of built-in cupboard x 5'1" Built-in cupboard housing hot water cylinder, plumbing for washing machine, one wall mounted unit, controls for central heating, tiled flooring, radiator, double glazed window to side aspect, steps leading up to:

**CLOAKROOM:** Fully ceramic tiled to walls and floor, concealed cistern w.c. with shelf over, wash hand basin with mixer tap and cupboards under, ceiling spotlights.

**BEDROOM 4/ STUDY:** 15'2" x 10'3" Built-in corner cupboard housing hot water heater (for sink in lower level), access to loft space, ceiling spotlights and coving, balustrade staircase leading down to ground floor, radiator, sliding double glazed door with full height window to one side leading to:

**ROOF TERRACE:** Balustrade and wooden decking, outstanding views towards Langstone Harbour and Hayling Island in the distance.

**GROUND FLOOR STOREROOM:** 12'9" x 6'8" Ceiling coving and spotlights, double radiator, staircase rising to bedroom, separate double glazed main front door with window to one side providing separate access.



**SHOWER ROOM:** Close coupled w.c., heated towel rail, wall mounted wash hand basin with tiled splashback, corner shower cubicle with curved panelled doors and Mira shower, extractor fan.

**FIRST FLOOR:** Landing with balustrade, double glazed window to side aspect, radiator, access to loft space, ceiling coving and spotlights, recessed storage area with window to one side, doors to primary rooms.

**BEDROOM 1:** 15'11" x 13'0" Twin double glazed windows to front aspect with views over rooftop of bungalow opposite towards Langstone Harbour, the City of Portsmouth and the Isle of Wight beyond, double radiator, wall up-lighters, ceiling coving.

**BEDROOM 2:** 11'6" (13'0" max.) to front of chimney breast x 9'9" Built-in wardrobes to either side of chimney breast with hanging space and shelving, central shelving, double glazed window to side aspect, radiator, ceiling spotlights, dimmer switch.

**BEDROOM 3:** 9'8" x 8'9" Double glazed window to side aspect, radiator, ceiling coving.

**DRESSING ROOM / WALK-IN WARDROBE:** 10'7" x 5'7" Range of built-in open fronted wardrobes with hanging space and shelving, range of drawer units, radiator, double glazed window to side aspect, measurements do not include recessed area for door opening.

**BATHROOM:** 9'7" x 7'2" White suite comprising: double ended panelled bath with central mixer tap and shower attachment, fully ceramic tiled to floor, tiled to  $\frac{3}{4}$  wall height, double glazed window to rear aspect, close coupled w.c. with concealed cistern, chrome heated towel rail, wash hand basin with mixer tap and cupboards under, shower cubicle with drying area to one end with drench style hood and separate shower attachment, ceiling spotlights and coving.

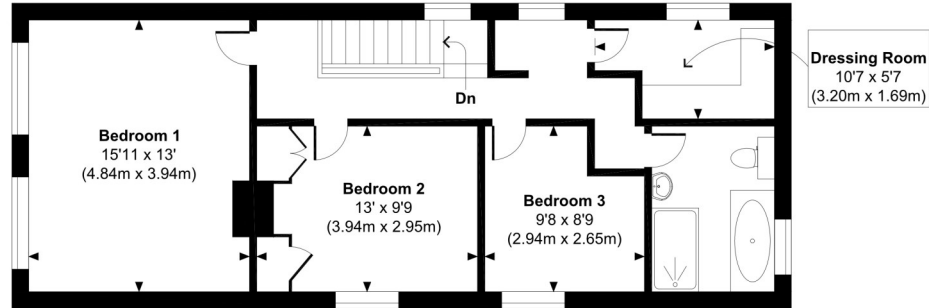
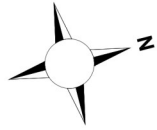
**OUTSIDE:** To the left-hand side of the property is a wrought iron gate leading to pathway and enclosed by fence panelling. To the rear is a low level pathway with brick rendered walls with steps leading up to terraced garden with patio area with gazebo and areas for al-fresco dining, further steps leading up to lawned garden with flowering borders, to the end of the garden is a raised area with wooden built shed and glazed panelled summer house to one end, established Walnut tree, to the right hand side of the property is a split-level decked area with wooden shed and raised terrace.



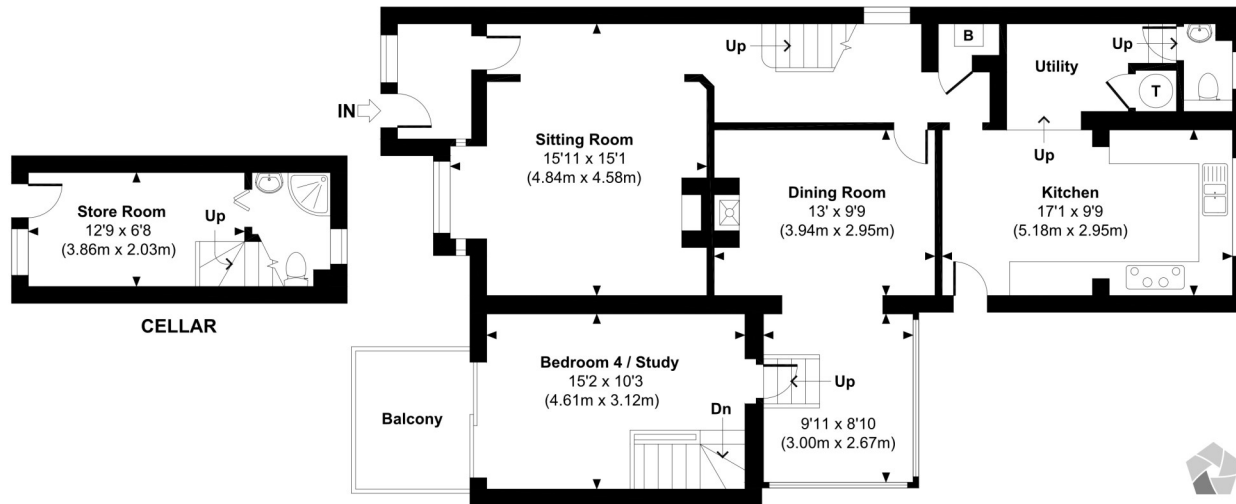


# Sunnyside

Approximate Gross Internal Area  
Total = 1831 Sq Ft / 170.09 Sq M



FIRST FLOOR



GROUND FLOOR



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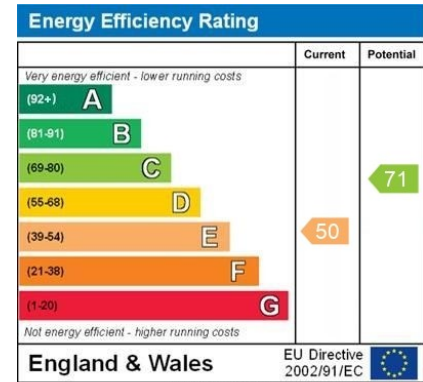
This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility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

## AGENTS NOTES:

Council Tax Band F - Portsmouth City Council

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

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



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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.