



66 Penk Ridge, Bedhampton, Hampshire, PO9 3LU

TOWN & COUNTRY
SOUTHERN

- £400,000 Freehold
- Three Bedroom Semi-Detached Family Home
- Elevated Location With Views to the Rear
- 15' Sitting Room 18' Kitchen in Dining Area
- Garage
- Parking for Numerous Vehicles

A three bedroom semi-detached family home which is set in an elevated location with views from the rear of the house towards Langstone Harbour, Hayling Island, the City of Portsmouth and the Isle of Wight in the distance. The property is arranged over two floors and comprises: hallway, 15' sitting room leading to 18' kitchen including dining area, cloakroom and utility cupboard on the ground floor. On the first floor are three bedrooms and a family bathroom. The property is offered with double glazing, gas fired central heating, an enclosed south-easterly facing rear garden, off road parking for approximately three cars and a garage. Being close to amenities, bus routes and commutable road and rail links, early internal viewing is strongly recommended in order to appreciate not only the accommodation but also the location on offer.

TO FIND THE PROPERTY: From our office proceed along the Havant Road in an easterly direction, continue straight over at the traffic light junction with Eastern Road, take the sixth exit on the left hand side into Auriol Drive, bear immediately left at the top of the road turn right into Penk Ridge where No.66 can be found on the right hand side just before the turning to Fortunes Way.



ENTRANCE: Lowered kerb leading to shared driveway to rear of property, to the right hand side of the property is brick paviour hardstanding for approximately two cars, bin store and pedestrian gate leading to rear garden, to the front is a low brick retaining wall with wooden sleeper fenders with wild flowers, mature shrubs, evergreens and bushes, matching brick paviour forecourt with parking for one car, covered porch with light, double glazed main front door with frosted panels and matching panels to either side leading to:

HALLWAY: Balustrade staircase with chrome spindles rising to first floor, understairs storage cupboard housing meters, radiator, high level double glazed frosted window to side aspect, doors to primary rooms.

SITTING ROOM: 15'5" x 12'0" Opening via an archway into dining room, depth of adjoining rooms 26'0"

Sitting room: Double glazed window to front aspect overlooking driveway with radiator under, open fire, infinity ceiling, picture rail.

Dining area: Opening directly into kitchen, tiled flooring, radiator, twin double glazed doors leading to rear garden.

KITCHEN INC. DINING AREA: 18'6" x 10'0" Peninsular style divide with breakfast bar to one side and inset five ring gas hob with extractor hood, fan and light over, range of pan drawers and storage cupboards, white fronted units, integrated Smeg dishwasher, eye-level double oven and grill with storage cupboards over and under, integrated fridge and freezer with matching doors, glazed panelled door to hallway, 1½ bowl sink unit with mixer tap, double glazed window to side aspect, tiled flooring, ceiling spotlights, door to:

OUTER LOBBY: Double glazed door to side aspect.

CLOAKROOM: High level double glazed window, low level w.c., wash hand basin.

UTILITY CUPBOARD: Work surface with space and plumbing for washing machine under, wall mounted

boiler supplying domestic hot water and central heating (not tested).

FIRST FLOOR: Landing with balustrade and chrome spindles, access to loft space, doors to primary rooms, double glazed window to side aspect with far reaching views.

BEDROOM 1: 13'9" x 10'4" increasing to maximum 12'0" Double glazed window to front aspect with radiator under, stripped and varnished floorboards, panelled door, built-in airing cupboard with range of shelving.

BEDROOM 2: 12'0" x 11'8" maximum. Double glazed window to rear aspect overlooking garden with far reaching views towards Langstone Harbour and Hayling Island in the distance, radiator, panelled door.

BEDROOM 3: 8'4" x 7'9" Double glazed window to front aspect, radiator, panelled door.

BATHROOM: White suite comprising: Double ended panelled bath with tiled surrounds, corner shower cubicle with curved panelled doors, pedestal wash hand basin with mixer tap, close coupled w.c., double glazed frosted windows to rear and side aspects, radiator, extractor fan.

OUTSIDE: To the rear of the property, accessible from the dining area are steps leading down to decked area which wraps around to the side and pedestrian gateway, lawned garden with central pathway, shrubs, evergreens and bushes, to the rear of the garden accessible from the service road is a shingled area with access to:

GARAGE: 15'8" x 10'10" Up and over door, window to side aspect.

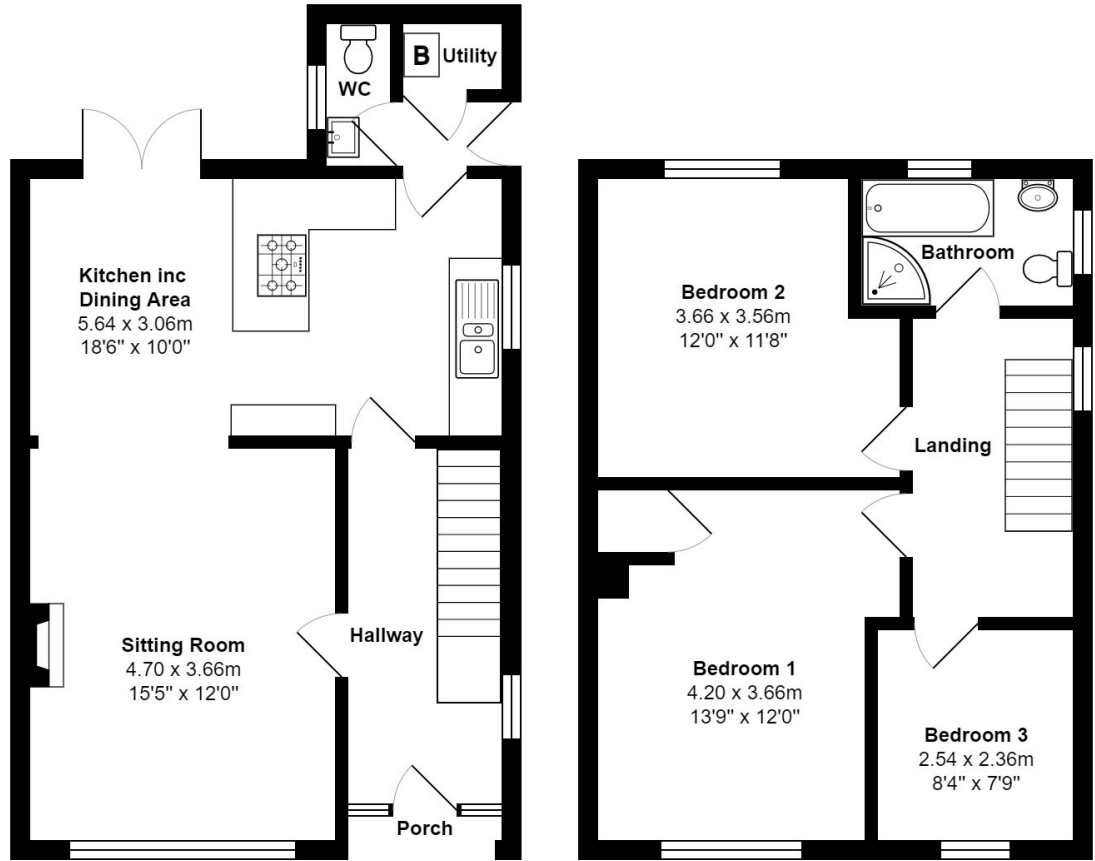
AGENTS NOTES:

Council Tax Band D - Havant Borough Council

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

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





Total Area: 94.1 m² ... 1013 ft²
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & 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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