



82 Havant Road, Cosham, Hampshire, PO6 2RA

TOWN & COUNTRY
SOUTHERN



An Impressive Detached Family Home
Four Bedrooms, Three Reception Areas
23' Fitted Kitchen / Dining Room
Southerly Facing Rear Garden,
Off Road Parking

An individually designed and versatile family home set back from the road and within easy access of local shopping amenities, commutable road and rail links as well as being in the catchment of both Court Lane and Springfield Schools (subject to confirmation). To the front of the house is brick paviour parking for numerous cars, E.V. charger point and pathway to the main front door. The house is laid out over two

primary levels and comprises: large hallway, 23' fitted kitchen, 19' sitting room, shower room, utility room leading to 15' games room/snug on the ground floor. On the first floor is a family bathroom, four bedrooms, the main having an en-suite shower area and bedroom 2 has an en-suite shower room. To the rear of the house is a southerly facing garden with decking, a barrel style sauna and steps up to a sunken hot tub,

from the decking are steps down to a false grass lawn with central pathway leading to the bottom of the enclosed garden and a summer house/home office with kitchen area, shower room and reception room. Early viewing of this unique family home is strongly recommended in order to appreciate not only the 2287 sq of living space but also the convenient location on offer.



TO FIND THE PROPERTY: From our office proceed along the Havant Road in a westerly direction where No.82 can be found on the left-hand side just past Padwick Avenue on the right hand side.

ENTRANCE: Lowered kerb leading to driveway, high brick retaining wall with coping stones over, L shaped brick paviour driveway and parking for numerous cars, the primary area measures approx. 40' in width x 36' decreasing to 18', enclosed by brick retaining wall on one side and fence panels to the other, side pedestrian gateway to left hand side of the house leading to rear garden, bin storage area with tiled roof, external power points, cold water tap and E.V point, pathway down to main front door with leadlight panels leading to:

HALLWAY: 14'0" x 8'6" Contemporary style radiator, balustrade staircase case rising to first floor and steps leading up to utility room and games room, gloss tiled flooring, doors to primary rooms.



KITCHEN / DINING ROOM: 23'3" x 10'5"

Kitchen area: Double glazed window to front aspect overlooking driveway, ceramic tiled flooring with matching skirting boards, comprehensive range of matching wall and floor units with brushed steel T bar handles, composite work surface, inset sink with mixer tap, purple glass splashback, integrated Whirlpool dishwasher with matching door, integrated fridge and freezer with matching doors, [peninsular style divide with curved breakfast bar to one side with curved cupboards and pendant lighting over, Russell Hobbs five ring induction hob with Franke funnel style stainless steel and curved glass extractor hood fan and light, large Fisher & Paykel oven under, ceiling spotlights.

Dining area: Matching tiled flooring and skirting boards, tall contemporary style radiator, double glazed sliding doors leading to rear garden.

SITTING ROOM: 19'3" x 14'3" Double glazed sliding doors leading to rear garden, two tall contemporary style radiators, bracket and wiring for wall mounted T.V., high level double glazed windows to the side, wood laminate flooring.

SHOWER ROOM: Double glazed frosted window to side aspect, fully ceramic tiled to floor and walls, corner w.c., corner shower cubicle with panelled doors, pedestal wash hand basin, ceiling spotlights, extractor fan, chrome heated towel rail.

UTILITY ROOM: 12'1" x 7'6" Double glazed frosted window to side aspect, single drainer sink unit with mixer tap, wall mounted Vaillant boiler supplying domestic hot water and central heating (not tested) space for washing machine and tumble dryer, two built-in storage cupboards one housing electric consumer box and controls for solar panel, vinyl flooring, door leading to:

GAMES ROOM / SNUG: 15'0" x 8'5" Twin wooden doors with frosted panels to front aspect, ceiling spotlights, built-in shelving to one wall.

FIRST FLOOR: Landing with balustrade, steps rising to bedroom 2, double glazed windows to front aspect, large mirror, access into fully boarded loft space via extendable ladder, wooden flooring and matching skirting boards, ceiling coving and spotlights, doors to primary rooms.

BEDROOM 4: 9'11" x 6'7" increasing to 9'5" L shaped with recess for door opening, double glazed windows to front aspect overlooking driveway, radiator.

BEDROOM 1: 18'9" x 14'9" decreasing to 13'8" at narrowest point. Twin double glazed doors leading to Juliet balcony overlooking rear garden, roll top radiator, ceiling spotlights and coving, double glazed window to rear aspect overlooking garden, door to:

EN-SUITE SHOWER AREA: Glass block wall and wall mounted Mira shower, drench style hood and separate shower attachment, ceramic tiled to floor and walls.

BEDROOM 3: 13'8" x 11'2" Double glazed window to rear aspect overlooking garden roll top radiator, wooden flooring and skirting boards.

FAMILY BATHROOM: 9'2" x 6'9" White suite comprising: free standing wooden footed bath with chrome fender, free standing mixer tap with separate shower attachment, vanity unit with wash hand basin with mixer tap and glazed shelving under, corner shower cubicle jet stream shower attachment and curved panelled doors, close coupled w.c., glass shelf, chrome heated towel rail, double glazed frosted window to side aspect, ceramic tiled to floor and walls.



BEDROOM 2: 16'7" x 13'4" decreasing to 6'8" at narrowest point. Feature vaulted ceiling to bedroom area, double glazed doors to front aspect leading to Juliet balcony, wooden flooring and skirting boards, roll top radiator, wall lights and ceiling spotlights, door to:

EN-SUITE SHOWER ROOM: Double glazed window to side aspect, fully ceramic tiled shower cubicle with drench style hood, separate shower attachment and sliding door, concealed cistern w.c., automated ceiling spotlights, extractor fan, mirror with lighting, chrome heated towel rail.

OUTSIDE: Directly to the rear is a southerly facing raised decked area with glazed panels and brushed steel fenders unique barrel style wooden sauna with glass door (not tested), steps leading down to garden and steps leading up to raised decked area with sunken hot tub and further seating area, central pathway with false grass lawns to either side, the garden is enclosed by fence panelling on all sides with mature hedges and trees, from the central pathway are twin doors leading to:

SUMMER HOUSE / HOME OFFICE:

SITTING ROOM: 19'5" x 10'9" decreasing to 6'6" Double glazed doors with windows to either side leading to garden, wood laminate flooring, ceiling spotlights, wall and floor units to one corner with sink and space for fridge, door leading to storeroom with light and power.

OFFICE: 10'9" x 10'5" Double glazed window overlooking garden, tiled flooring, radiator, ceiling spotlights, power points, door to:

SHOWER ROOM / UTILITY AREA: 10'7" x 6'7" Frosted double glazed window to front aspect, pedestal wash hand basin, low level macerating w.c., shower cubicle, ceiling spotlights, work surface with storage cupboards under, radiator, wall mounted Heat Line boiler supplying domestic hot water and central heating to summer house (not tested).

AGENTS NOTES:

Council Tax Band F - Portsmouth City Council

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

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

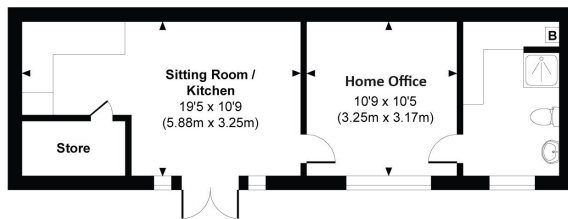
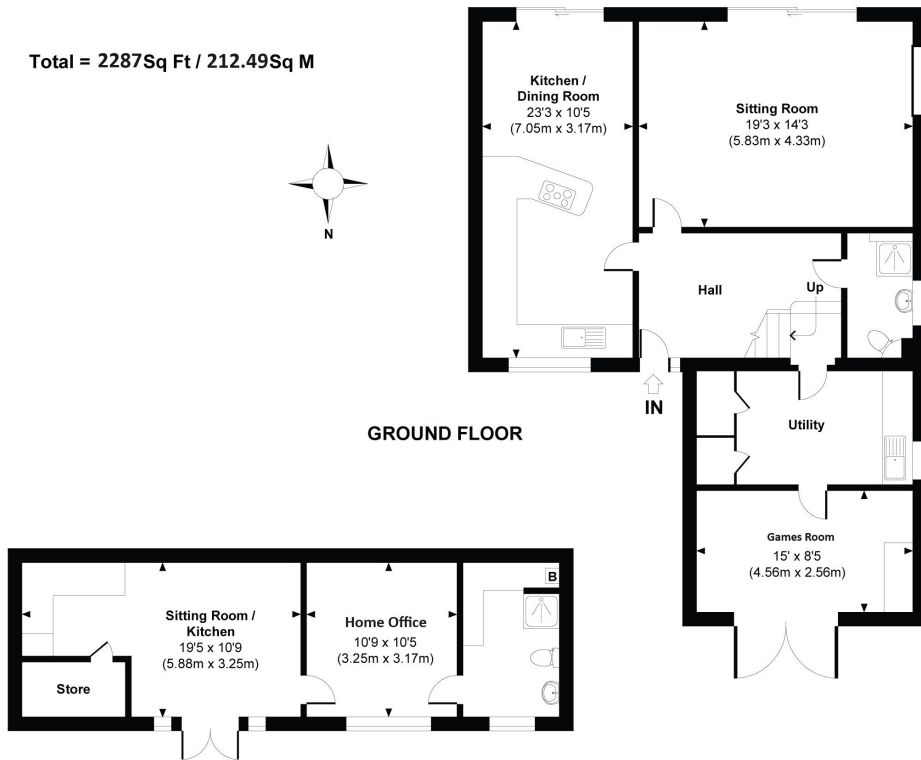
Solar Panels - Fitted to rear of the property, on a FIT tariff with an approx. income of £2,000 per annum (TBC) which will be transferred with the sale.



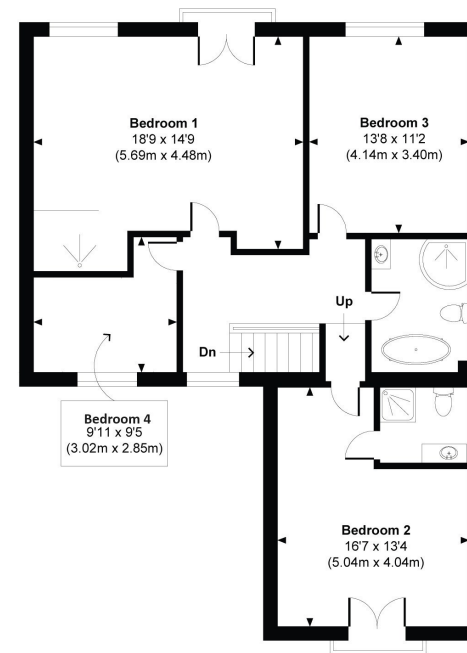
82 Havant Road

Approximate Gross Internal Area
 Main House = 1764 Sq Ft / 163.97 Sq M
 Garage = 126 Sq Ft / 11.67 q M
 Summer House = 397 Sq Ft / 36.86 q M

Total = 2287Sq Ft / 212.49Sq M



Summer House /
Home Office



FIRST FLOOR



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This floorplan is for illustrative purposes only and is not to scale. It's accuracy has been checked, but no responsibility is taken for any error, omission or misrepresentation. The size and placement of windows, doors and other features are approximate only. Dimensions and North point should be verified before making decisions reliant upon them. Measured and drawn in accordance with RICS guidelines.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			