



21 Penk Ridge, Bedhampton, Hampshire, PO9 3LT

TOWN & COUNTRY  
SOUTHERN



*A Detached Three Bedroom Family Home  
Two Reception Rooms & Conservatory  
Enclosed Rear Garden / No Forward Chain  
Off Road Parking & Integral Garage*

A detached family home set in a sought after elevated location with views towards the City of Portsmouth, Langstone Harbour and Hayling Island in the distance and being within easy reach of local amenities, bus routes and road and rail links. No.21 has 1325 sq ft

of living space which is arranged over two floors and comprises: hallway, cloakroom, sitting room, dining room leading to kitchen and conservatory on the ground floor, on the first floor are three double bedrooms and a family bathroom. Offered with off road parking

to the front of the integral garage, an enclosed rear garden, gas fired central heating and no forward chain, early viewing of this detached home 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, continue straight over at the traffic light junction with Eastern Road, take the sixth exit on the left-hand side into Auriol Drive, follow the road round to the right and take the first turning on the left, at the top of the road No.21 can be found immediately opposite.

**ENTRANCE:** Lowered kerb leading to brick paviour driveway leading to front of garage, access to pedestrian gate to right hand side of property leading to rear garden, lighting, twin wooden doors to garage, railings to left hand side of driveway and lawned garden with flowering shrub borders, evergreens and bushes, step leading to main front door with frosted glazed panels leading to:

**PORCH:** Internal glazed door with leadlight panel leading to:



HALLWAY: Radiator, ceiling coving, staircase rising to first floor, doors to primary rooms.

SITTING ROOM: 16'0" into bay window x 12'0" Double glazed bow bay window to front aspect with curved radiator under, ceiling coving, wall lights.

CLOAKROOM: Low level w.c., corner wash hand basin with mixer tap, heated towel rail, small window to side aspect.

DINING ROOM: 13'9" x 9'10" opening via archway directly into kitchen, overall width of adjoining rooms 23'8". Stone surround fireplace with electric fire (not tested), radiator, ceiling coving, panelled door to hallway, arched opening leading to conservatory, radiator.

CONSERVATORY: 9'8" x 8'2" Polycarbonate glazed roof, double glazed windows overlooking rear garden, twin central doors leading to rear garden.

KITCHEN: 9'5" x 6'10" Range of matching wall and floor units with roll top work surface, integrated fridge and freezer with matching doors, radiator, tiled flooring, window to side aspect, electric cooker point with extractor hood, fan and light over, sliding twin doors leading to:

KITCHEN AREA: 9'2" x 6'0" Double glazed window overlooking rear garden, door to side, matching tiled flooring, range of wall and floor units with roll top work surface, inset 1½ bowl sink unit with mixer tap and cupboards under, range of drawer units, one wall mounted unit with glazed door.

FIRST FLOOR: Mezzanine landing with service hatch leading to over garage storage, double glazed frosted window to side aspect with radiator under, staircase rising to main landing, panelled doors to primary rooms.

BEDROOM 1: 16'1" into bay window x 12'0" Double glazed bow bay window to front aspect with views down Auriol Drive and over roof tops towards Langstone Harbour, Hayling Island and the City of Portsmouth in the distance, radiator, range of built-in bedroom furniture including wardrobes, chest of drawers and storage cupboards, wall lights, ceiling coving.

BEDROOM 2: 13'10" x 9'10" Large double glazed window to rear aspect overlooking garden, radiator, double doored built-in wardrobe with vanity unit to one side with oval wash hand basin and drawers under.



**BEDROOM 3:** 11'3" x 8'10" Twin double glazed windows to front aspect with views down Auriol Drive over roof tops towards Langstone Harbour and Hayling Island in the distance, radiator, range of built-in furniture including wardrobes with hanging space and shelving, bedside chest of drawers.

**BATHROOM:** 9'4" x 6'10" White suite comprising: corner panelled bath with mixer tap and shower with separate shower over, arched recess with mirror and light, wash hand basin with cupboards under, range of drawer units and shelving to one side, concealed cistern w.c., double glazed frosted window to rear aspect, radiator, vinyl flooring, mirrors.

**INTEGRAL GARAGE:** 15'7" x 7'0" Twin wooden doors to front, wall mounted electric consumer box and gas meter, wall mounted boiler supplying domestic hot water and central heating (not tested), work bench, side pedestrian door.

**OUTSIDE:** To the rear accessible from conservatory is a curved patio area with step leading up to lawned garden, to either side of the lawn are pathways leading to rear of garden, the garden is enclosed by hedges with shrubs, evergreens and bushes. Directly to the rear of the garden is a greenhouse, raised wooden decking and detached summer house.

**SUMMER HOUSE:** Wooden built with windows to front aspect, twin doors leading onto decking.

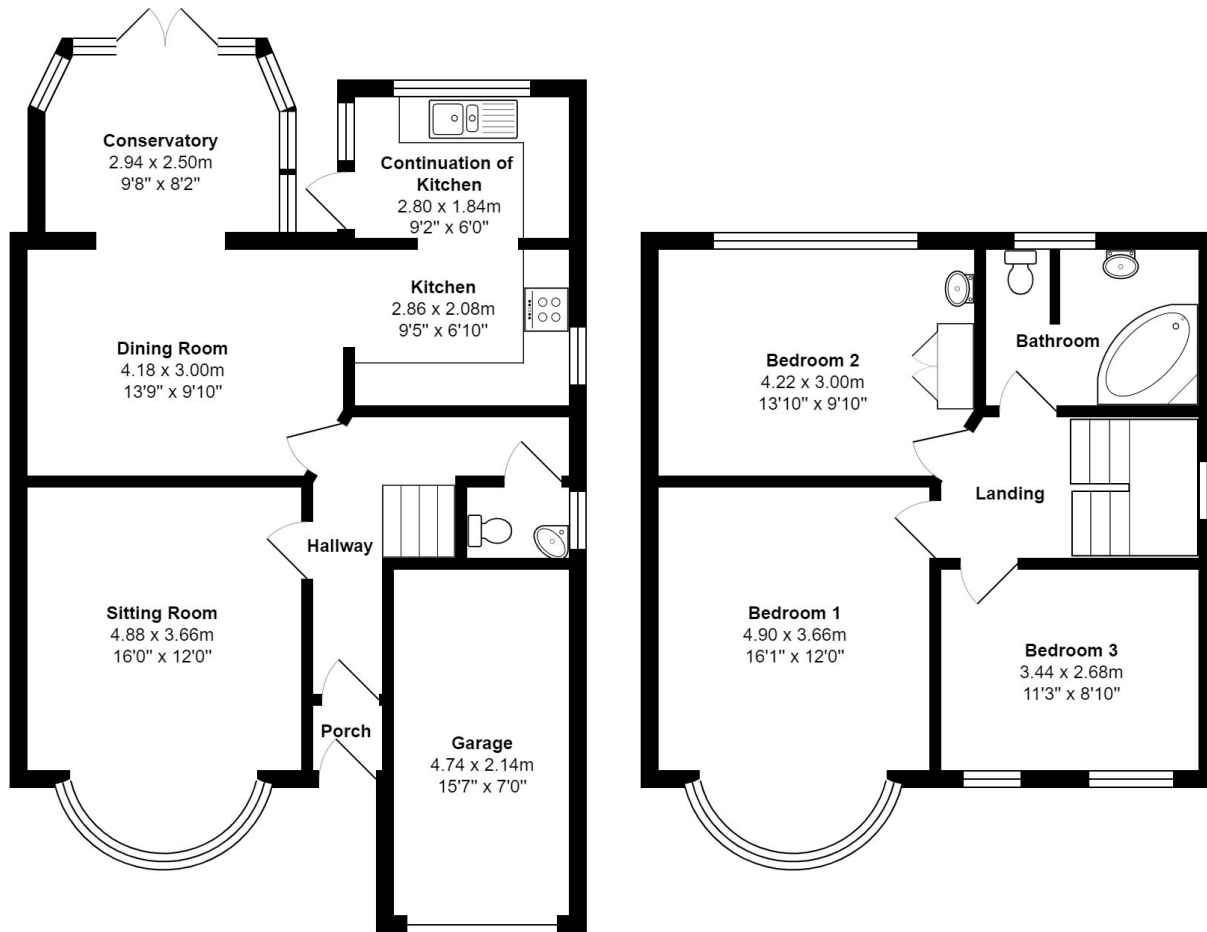
**AGENTS NOTES:**

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.service.gov.uk))





Total Area: 123.1 m<sup>2</sup> ... 1325 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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