



5 Sea View Road, Drayton, Hampshire, PO6 1EN

TOWN & COUNTRY  
SOUTHERN

£725,000 - Freehold



*A Great Opportunity To Add Your Own Touch*  
*Detached Four Bedroom Family Home*  
*Elevated Located with No forward Chain*  
*Impressive 29' Open Plan Kitchen / Living Room*

A great opportunity to purchase this detached property and to add your own mark (finishing touch). This impressive house sits on the north hillslopes in one of Drayton's most popular, elevated locations with views over roof tops towards Langstone Harbour and the City of Ports-

mouth in the distance. The current owners have undertaken an extensive refurbishment project. Although the work required to finish and complete this project will not be completed, there is the opportunity for the new owners to continue and personalise their new home to their

own specification. The accommodation comprises 2479 sq ft of living space is arranged over three floors and comprises: hallway, cloakroom, sitting room, garage, utility room and open plan 29' kitchen / family room with doors leading to rear garden. On the first floor are three



bedrooms, one with en-suite dressing room and shower room (not finished) as well as a small study and an impressive, fitted bathroom. On the top floor is a large L shaped room with outstanding views with the intention of making this the primary bedroom or converting it to form two other bedrooms, plumbing is in place for a bathroom or en-suite to primary bedroom. To the front is off road parking for one car, planning permission has been granted to add an additional parking space. To the rear is a split-level garden. Being located within easy access of local shopping amenities, bus routes, commutable road links and the catchment for both Solent and Springfield Schools (subject to confirmation) viewing is strongly recommended in order to appreciate the accommodation and location on offer.

**ENTRANCE:** Central hedge with pedestrian access to left hand side and vehicular access to the right leading to lawned front garden with steps leading up to covered canopy, double glazed main front door with glazed panel and matching panel to one side leading to:

**HALLWAY:** L shaped, new balustrade staircase rising to first floor, window to side aspect, electric consumer box, doorway to inner hall way.

**SITTING ROOM:** 12'4" x 12'0" Square double glazed bay window to front aspect with deep seating area under and range of drawers, wood herringbone laminate flooring, wooden skirting boards, wet underfloor heating linked to Smart room thermostat system, central chimney breast with cast iron surround fireplace and tiled hearth, dimmer switch.



**CLOAKROOM:** Concealed cistern w.c. with recessed shelf over, extractor fan, wood flooring, wash hand basin with mixer tap and drawer under, tiled splash-back, heated towel rail, extractor fan.

**INNER HALLWAY:** Radiator, door to garage, part wood effect ceramic tiled flooring, twin sliding door to ceiling mirror fronted wardrobes/storage cupboard with shoe rack and hanging rail.

**GARAGE:** 19'8" x 11'0" Remote control up and over door, double glazed window to side aspect, lighting and power points.

**UTILITY ROOM:** Wood laminate flooring, double glazed door to side aspect, range of white fronted wall and floor units, sink unit with mixer tap and cupboards under, range of drawer units, plumbing for washing machine, radiator, space for chest freezer, ceiling spotlights.

**OPEN PLAN KITCHEN / FAMILY ROOM:** 29'9" x 17'0" Wood effect tiled flooring with underfloor heating and Smart control system, sliding double glazed doors to rear aspect providing an opening of 17'7" leading onto rear garden, ceiling spotlights, skylight windows.

**Dining area:** Matching flooring, zoned lighting leading to:

**KITCHEN Cont'd Kitchen:** Comprehensive range of soft closing white units with quartz work surface, central island with range of pan drawers and cupboards under with skylight windows over, hidden door cupboards with space for microwave and kettle etc, central quartz work surface with sink unit and mixer tap, integrated dishwasher, induction hob with cupboards under including bin drawer, to either end is a tall pull-out larder cupboard, range of further matching cupboards with power points and hidden doors, Neff hob with cupboards over and under, ceiling spotlights.

**FIRST FLOOR:** Landing with balustrade, doors to primary rooms, built-in airing cupboard housing wall mounted boiler supplying domestic hot water and central heating, hot water cylinder, electric heated towel rail and wet underfloor heating linked to Smart heating system.

**BEDROOM 2:** 10'9" x 9'6" Double glazed window to front aspect with views between houses opposite towards Langstone Harbour and the City of Portsmouth in the distance, door to:

**WALK-IN WARDROBE:** 7'6" x 4'7" Doorway leading to:

**EN-SUITE:** Works not completed - Double glazed window to rear aspect, plumbing for shower room and plumbing for underfloor heating.

**FAMILY BATHROOM:** White suite comprising: free standing double ended bath with wall mounted taps and shower, recessed shelving over, Travertine tiles to floor and walls, heated towel rail and wet underfloor heating linked to Smart heating system with Smart thermostat control, corner shower cubicle with drench style hood, separate shower attachment and recessed shelving, concealed cistern w.c., vanity unit with wash hand basin, wall mounted tap and drawers under, extractor fan, ceiling spotlights, double glazed window to rear aspect.

**BEDROOM 3:** 12'4" x 12'0" Double glazed window to front aspect with views between houses opposite towards the City of Portsmouth and Langstone Harbour in the distance, radiator with Smart thermostat system, herringbone design wood laminate flooring, wooden skirting boards, dimmer switch.



STUDY: 5'10" x 5'5" Wood laminate flooring, wooden skirting boards, double glazed window to front aspect, radiator with Smart thermostat system, ceiling spotlights.

BEDROOM 4: 17'6" x 9'5" Dual aspect double glazed windows to side and rear, radiator with Smart thermostat system, vinyl wood effect flooring.

TOP FLOOR: Landing with double glazed window to side aspect, door leading to:

PRIMARY BEDROOM / VIEWING ROOM: 25'9" x 13'1" increasing to maximum 26'10" Designed to be arranged as main bedroom with bedroom to one end and seating area to the other with the potential to be converted to form two rooms. To the rear of the primary room is plumbing for en-suite facilities and window to rear aspect. To the front is a tall double glazed full height window with outstanding views over roof tops towards the City of Portsmouth, Hayling Island, Langstone Harbour and the Isle of Wight beyond. Velux skylight windows to either side, this room opens to a further:

BEDROOM AREA: Pitched roof to either side, large double glazed dormer window to rear and views towards the hillslopes. To the front are feature floor to ceiling Velux windows, one opening to create a balcony with outstanding views.

OUTSIDE: To the rear, accessible from the kitchen/family room is a split-level garden with lower terrace, side pedestrian access to either side of the property, retaining walls to central steps leading up to lawned garden with mature shrubs, evergreens and bushes, wooden storage shed.

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 left hand side into Sea View Road where No.5 can be found on the right hand side.

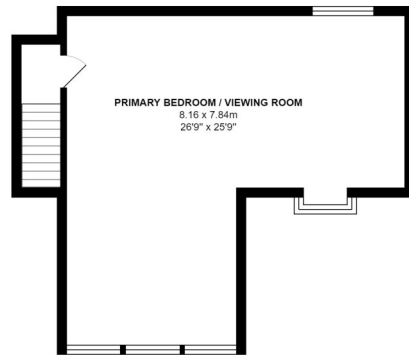
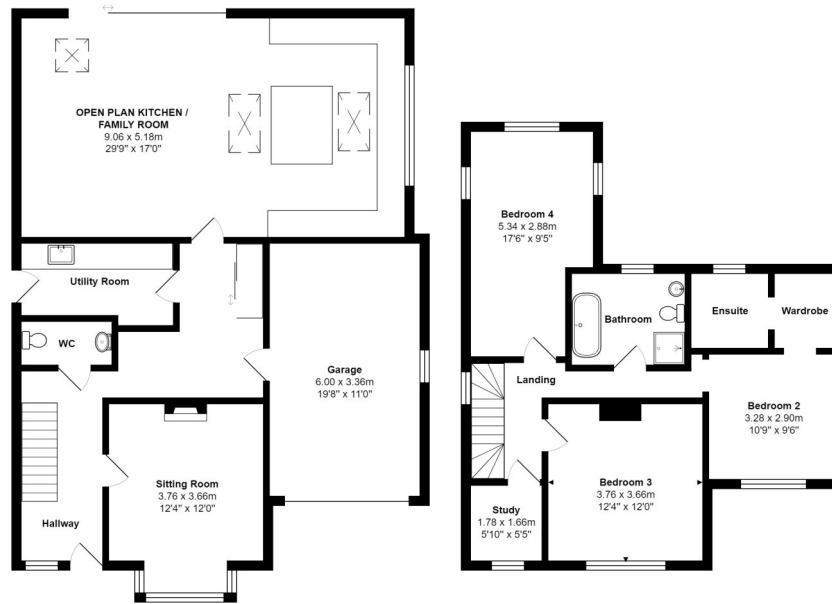
AGENTS NOTES:

Council Tax Band E - 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))





Total Area: 230.3 m<sup>2</sup> ... 2479 ft<sup>2</sup>  
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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		69	77
<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.