



30 Fifth Avenue, Denvilles, Hampshire, PO9 2PL

TOWN & COUNTRY  
SOUTHERN





*Detached Four Bedroom Bungalow  
Contemporary Style with Open Plan Living Space  
Bi-Fold Doors leading to 150' (Approx.) Garden  
Garage & Off Road Parking  
Home Office / Studio*

Town & Country Southern have pleasure in offering for sale a spacious detached bungalow situated in the popular residential location of Denvilles and is within easy access of commutable road and rail links to London and the south coasts major cities, schools and recreation grounds. The accommodation comprises: 4 bedrooms, utility room, bathroom and cloak-

room. open plan 17' fully fitted kitchen leading to dining area and 23' living room with full width bi-folding doors leading onto the garden. The rear garden extends to approximately 150' and is mainly laid to lawn, at the end of the garden is a large detached home office which would make an ideal studio/gym with hard-wired internet and power, in addition to the

home office there is a timber shed and smaller wooden summer house currently housing a sauna (to be negotiated) plus an alfresco seating area. Early viewing of this impressive detached home is strongly recommended in order to appreciate both the accommodation and location on offer.





**TO FIND THE PROPERTY:** Travelling along the A27 in an easterly direction towards Chichester bear left at the Havant bypass signposted Havant and Emsworth, take the first exit at the roundabout into Emsworth Road, bear right at the traffic lights into Southleigh Road, continue over the railway crossing, then take the 3rd turning on the right into Fifth Avenue where the property can be found on the left hand side, just before the new estate.

**ENTRANCE:** Lowered kerb leading to brick paviour driveway providing off road parking for numerous vehicles, access to garage and workshop, brick and fence retaining walls to all sides, double glazed door leading to:

**FULLY ENCLOSED PORCH:** Internal glazed door leading to:

**HALLWAY:** Tiled flooring, doors to primary rooms, radiator, access via drop down ladder to fully boarded loft space with two Dormer windows and radiator.





**KITCHEN:** 17'2" x 13'2" Comprehensive range of modern grey gloss wall and floor units with granite work surfaces, blue LED light strips to the kick plates, electric oven, recessed sink with swan neck mixer tap (with boiler water function) and granite drainer to one side, space and plumbing for washing machine, tumble dryer and fridge. Large central island with granite work surface, large induction hob with ceiling extractor hood, fan and light over, storage cupboards under, two double glazed windows to side aspect, feature drop ceiling pendants and spotlights, door to utility room, archway to dining room and doorway to living room, radiator, ceramic tiled flooring.

**BEDROOM 4:** 7'11" x 7'10" Double glazed window to side aspect, double radiator.

**BATHROOM:** White suite comprising: panelled bath with mains shower over and glass shower screen, vanity unit with wash hand basin, low level w.c., chrome heated towel rail, fully ceramic tiled to floor and walls, extractor fan.

**CLOAKROOM:** Corner w.c., wash hand basin.



**UTILITY ROOM:** 9'2" x 5'0" Matching wall and floor units, stainless steel sink, integrated dishwasher, wall mounted Vaillant combination boiler supplying domestic hot water and central heating (not tested), space and plumbing for washing machine, double glazed door to side.

**OUTSIDE:** The rear garden extends to approximately 150' and is mainly laid to lawn, from the living room is a patio area with a small timber summer house, a second patio area leads to an enclosed seating / BBQ area with block built rendered raised flowerbeds. Stepping stone pathway leads to bottom of the garden and home office.

**LIVING ROOM:** 23'2" x 17'4" Full width multi-folding doors to the garden and patio areas, twin high level double glazed windows to side aspect, three double radiators.

**SHED:** 11'10" x 8'10" Windows and doors to front, two windows to rear.

**DINING ROOM:** 11'2" x 9'0" Open plan leading to kitchen and living room, double radiator.

**HOME OFFICE / STUDIO:** 19'10" x 11'6" Concrete built with shiplap cladding, double glazed windows and door to the front, wall mounted electric heating, power and hard wired internet connection.

**BEDROOM 1:** 15'8" x 9'4" Double glazed bay window to front aspect, radiator, double glazed window to side aspect.

**GARAGE:** 16'2 x 8'2" Electric up and over door to the front, power and lighting, open arch to:

**BEDROOM 2:** 12'2" x 11'2" Double glazed bay window to front aspect, radiator, double glazed window to side aspect.

**WORKSHOP:** 16'6" x 7'0" Double glazed door to the rear leading to the patio, power and lighting.

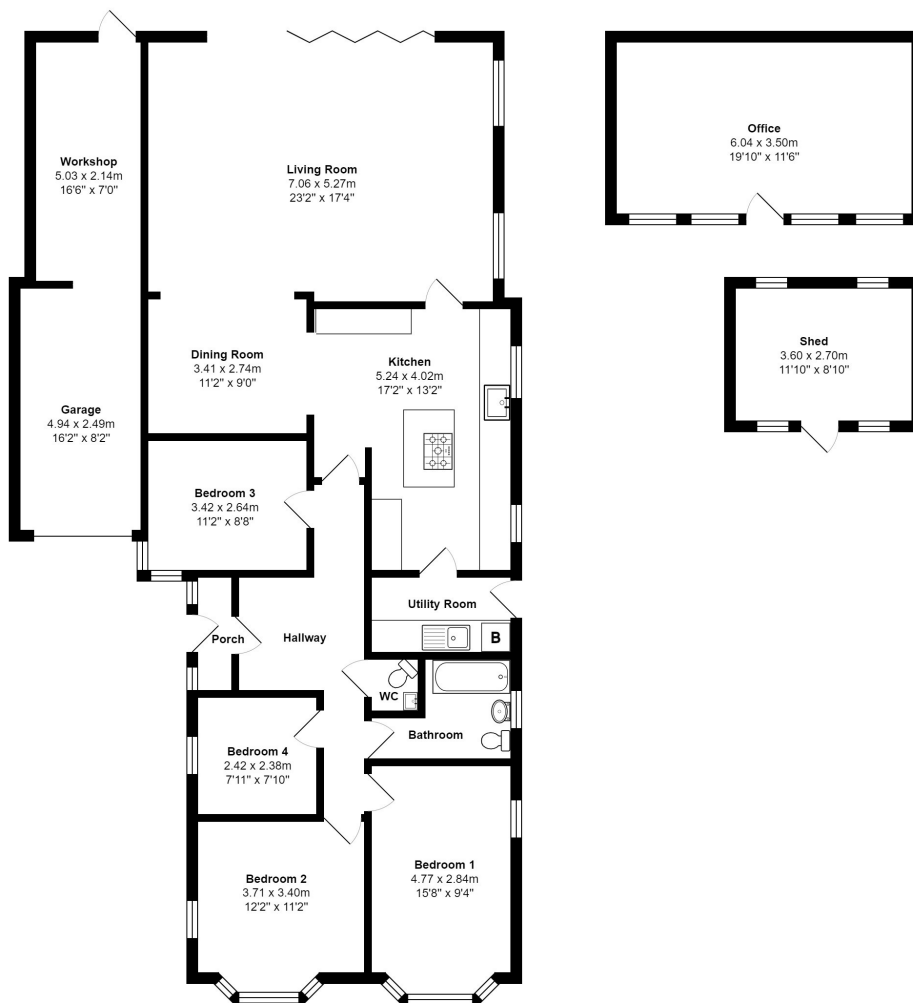


**BEDROOM 3:** 11'2" x 8'8" Double glazed window to side aspect, radiator.









Total Area: 187.7 m<sup>2</sup> ... 2020 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

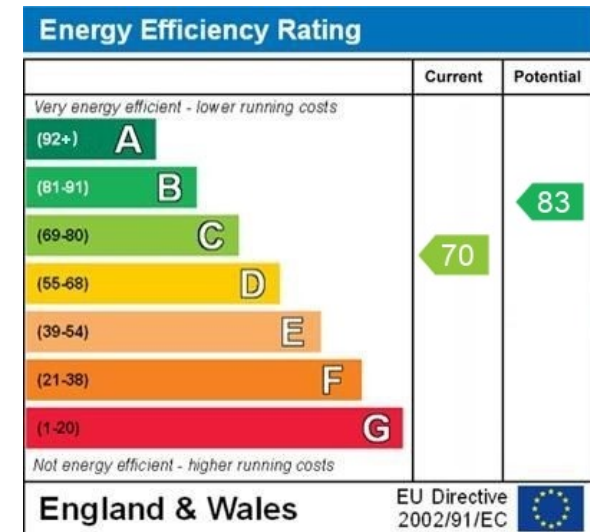
AGENTS NOTES:

Council Tax Band E - Havant Borough 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))



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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.