



1 Solent Road, Drayton, Hampshire, PO6 1HH

TOWN & COUNTRY
SOUTHERN

- £600,000 Freehold
- Potential For Extension
- Large First Floor Playroom & Store Rooms

Council Tax Band E - Portsmouth City Council

Broadband – ASDL/FTTP

Flood Risk – Refer to - (GOV.UK (check-long-term-flood-risk.service.gov.uk)

A deceptively spacious detached family home which is situated in a popular elevated location with panoramic views from the upper floor towards Langstone Harbour. The property has been updated by the current owners and subject to planning, has further potential to extend the already existing large loft area to provide three further bedrooms and two bathrooms. The 1813 sq ft of accommodation currently comprises: hallway leading to open plan kitchen / dining room, sitting room, three bedrooms, the main bedroom having an en-suite shower room, refitted family bathroom and utility room on the ground floor with a large L shaped playroom (potential fourth bedroom) and separate store rooms on the first floor. Set back from the road in an elevated position with an enclosed rear garden, off road car parking and a detached workshop / gym or home office, this deceptive home would be suitable for the growing family, being located within easy access of local shopping amenities, bus routes, recreation grounds and within the catchment for Solent and Springfield Schools (subject to confirmation), early internal viewing is strongly recommended in order appreciate both the accommodation and location on offer.

TO FIND THE PROPERTY: From our office proceed along the Havant Road in an easterly direction taking the first road on the left into Drayton Lane, take the first road on the right into Solent Road, where No.1 can be found a short distance along on the left hand side.

ENTRANCE: Brick retaining wall with pillared entrance, curved wall, lowered kerb leading to brick paviour driveway leading to the front and left hand side of the property, double wooden gates providing vehicular and pedestrian access to rear garden, step leading up to covered porch, double glazed main front door with frosted panels and matching panels to either side and over leading to:



HALLWAY: L shaped leading directly into kitchen/dining room, Karndean flooring, built-in double doored cupboard housing gas and electric meters with range of shelving, radiator with cover over, doors to primary rooms, balustrade staircase with chrome spindles rising to first floor, narrow doored built-in airing cupboard with range of shelving, central heating control switch, glazed panelled door leading to:

SITTING ROOM: 13'10" x 13'3" Dual aspect double glazed windows to front and side aspect with low sills, one with roll top radiator under, chrome fronted power points, dimmer switch.

BEDROOM 2: 11'11" x 10'11" Dual aspect double glazed windows to front and side aspects with low sills, one with roll top radiator under, power points.

KITCHEN / DINING ROOM: 22'2" x 13'3" decreasing to 11'6" at narrowest point, opening to a maximum of 16'4" with passage off with doors to some rooms.

Dining Area; Double glazed bi-fold doors to side aspect leading to low maintenance garden, tall contemporary style radiator, power points, bracket and wiring for wall mounted T.V., Karndean flooring, ceiling spotlights, square opening leading to:

Kitchen Area; comprehensive range of matching, light grey fronted wall and floor units with white work surface over, inset 1½ bowl sink unit with mixer tap and cupboards under, range of drawers, integrated Bosch dishwasher, one wall mounted unit housing Worcester boiler supplying domestic hot water and central heating (not tested), windows to side and rear aspects, Free standing Rangemaster electric cooker with extractor hood, fan and light over, under unit lighting, Karndean flooring, ceiling spotlights, power points.

BEDROOM 3: 11'5" x 7'10" Double glazed window to side aspect with roll top radiator under, power points.

BATHROOM: White suite comprising; Panelled bath with wall mounted mixer controls, separate shower over with folding shower screen, wash hand basin with mixer tap, concealed cistern w.c., double glazed frosted glass window to side aspect, fully ceramic tiled to walls, Karndean flooring, heated towel rail, ceiling spotlights.

UTILITY ROOM: 7'10" x 4'5" Double glazed window to side aspect, work surface with single drainer sink unit, mixer tap and cupboards under, washing matching point, radiator, tiled flooring, extractor fan, ceiling spotlights.

BEDROOM 1: 14'4" x 11'4" measurements do not include recessed area for door opening (15'8" max), comprehensive range of floor to ceiling built-in wardrobes with sliding doors to one wall with hanging space and shelving, double glazed window to rear aspect overlooking garden with roll top radiator under, power points, door to:

EN-SUITE SHOWER ROOM: 1½ size shower cubicle with shower screen, drench style hood and separate shower attachment, extractor fan, ceiling spotlights, tiled flooring, close coupled w.c., pedestal wash hand basin with mixer tap and arched shelf over, heated towel rail.

FIRST FLOOR: Landing with eaves to ceiling restricting headroom, access to loft space, door to:

L SHAPED STORAGE ROOM: 17'0" x 17'7" measurements taken from approximately 2'3" off floor level with eaves to ceiling on all aspects restricting headroom, maximum ceiling height 7'0". Ceiling spotlights, power points, double glazed dormer window to front aspect with slightly lowered floor with far reaching views over roof tops towards Langstone Harbour and the City of Portsmouth in the distance, radiator, angled restricted doorway, door to:

STORE ROOM 2: 9'8" x 7'8" Velux window to rear aspect with views towards Portsdown Hill, access into loft storage space.

STORE ROOM 1: 9'9" x 7'5" maximum. Measurements taken from approximately 2'3" off floor level with eaves to ceiling restricting headroom, radiator, skylight window, angled restricted doorway.

OUTSIDE: To the front is a lowered kerb with brick retaining wall to one side and brick driveway providing off road car parking, driveway leads to the left hand side of the property with fencing and brick retaining wall, twin wooden gates with brick pillars leading to slate style paved garden/patio area. The garden dog legs slightly with bin storage area, artificial grass and raised flowering borders, steps leading up to decked area with external lighting, cold water tap, access to kitchen, low wall with step leading to primary artificial grass garden enclosed by railway sleeper style borders, fence panelling, external security lighting.

GAMES ROOM / WORKSHOP: 20'8" x 12'2" Twin double glazed doors to front aspect overlooking garden and patio area, double glazed doors with windows to either side leading to decked area, window to rear aspect, pitched roof with high level storage, electric lighting, power points.

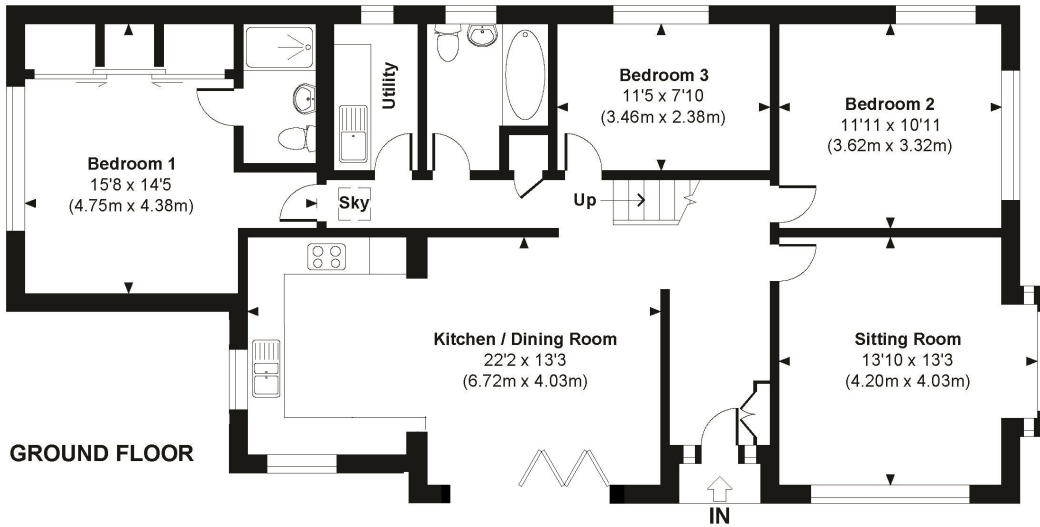
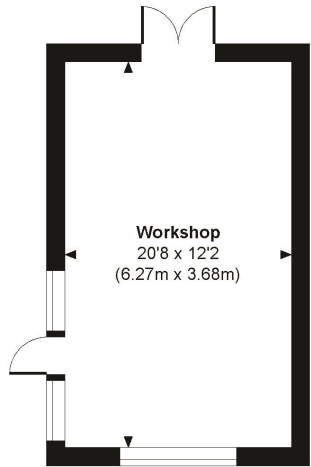
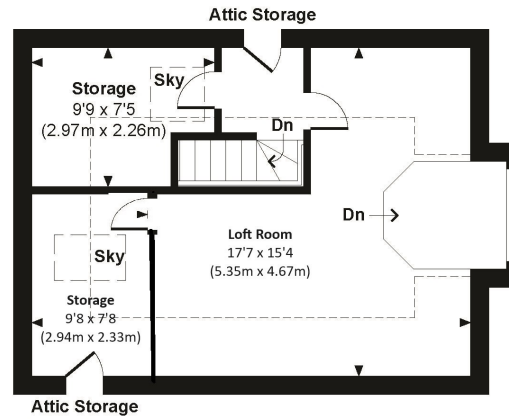


1 Solent Road

Approximate Gross Internal Area
 Main House = 1565 Sq Ft / 145.37 Sq M
 Workshop = 248 Sq Ft / 23.07 Sq M
 Total = 1813 Sq Ft / 168.44 Sq M
 (Includes areas with restricted height less than 1.5m)



FIRST FLOOR



GROUND FLOOR



--- Indicates restricted room height less than 1.5m.

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	58	
(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			

141 Havant Road, Drayton, Portsmouth, Hampshire, PO6 2AA
 T: 023 93 277 288 E: sales@townandcountrysouthern.co.uk

townandcountrysouthern.co.uk

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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