



28 Rectory Avenue, Farlington, Hampshire, PO6 1AL

TOWN & COUNTRY
SOUTHERN



An Extended Semi-Detached Family Home

Three Double Bedrooms

*Family Bathroom, Shower Room & Downstairs
Cloakroom*

22' Open Plan Kitchen inv. Dining & Family Area

PROPERTY SUMMARY An extended three, double bedroom semi-detached family home which is situated in a popular residential, elevated location yet within easy access of local shops, bus routes, catchment for local schools (subject to confirmation) and commutable road links.

The accommodation provides 1440 sq ft of

living space arranged over two floors and comprises: hallway, 25' sitting room, study/home office, cloakroom, lobby/utility area and 22' kitchen incorporating dining and family area on the ground floor with three bedrooms, bathroom and separate shower room on the first floor. Having off road parking for

approximately two cars, an easterly facing rear garden, double glazing and gas fired central heating, early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.



ENTRANCE: Lowered kerb leading to parking are to the front of the property with space for approximately two cars, shingle are to one side with brick retaining wall, mature shrubs, bushes and tree, to the left hand side of the property is a high hedge and access to the rear garden. Covered porch with lighting and letter box, main front door with frosted leadlight stained glass panel to one side leading to:

HALLWAY: Oak parquet flooring, roll top radiator, infinity ceiling, balustrade staircase rising to first floor with understairs storage cupboards housing gas and electric meters, door to inter-linking lobby, doors to primary rooms.

STUDY / HOME OFFICE: 11'3" x 7'2" (3.43m x 2.18m) Double glazed window to front aspect overlooking driveway, wood laminate flooring, USB point, recessed shelved area, roll top radiator, door to storeroom, small double glazed window to rear aspect.



SITTING ROOM: 25'6" x 11'7" (7.7m x 3.53m) Double glazed bay window to front aspect overlooking driveway and garden, stripped and painted floorboards, radiator, chimney breast with surround fireplace, cast iron inlay and slate hearth, infinity ceiling, twin glazed doors with high glazed panels to either side and over leading to open plan kitchen/dining room.

KITCHEN INC. DINING & FAMILY AREA: 22'2" x 14'2" (6.76m x 4.32m)

Family area: Glazed doors leading to sitting room, radiator, slate tiled flooring with matching skirting boards, wall up-lighters, ceiling spotlights and zoned lighting switches, underfloor heating.

Dining area: Matching flooring, ceiling spotlights.

Kitchen: Comprehensive range of white fronted wall and floor units, inset twin bowl sink unit with mixer tap, brushed steel T bar handles, space for dishwasher, range of drawer units, space for American style fridge/freezer, double glazed sloping roof providing natural light, wall lights, eye-level AEG double oven and grill with storage cupboards over and under, tall larder style unit, matching flooring, one wall mounted unit with glazed panelled door, central island with range of drawers and cupboards under, AEG inset hob with extractor hood, fan and light over, range of glazed fronted cupboards to one side, large sliding patio door with full height panel to one side leading to rear garden.

INTER-LINKING LOBBY Incorporating utility space, work surface with space and plumbing for washing machine under, range of storage cupboards over, range of tall built-in storage cupboards with T bar handles, matching flooring.

CLOAKROOM Butler style sink with chrome legs, wall mounted mixer tap and tiled splashback, tiled flooring, concealed cistern w.c. with shelf over, double glazed window to side aspect, ceiling spotlights.

FIRST FLOOR Landing with balustrade, roll top radiator, stripped and painted floorboards, double glazed window with blind to side aspect, access to loft space, doors to primary rooms.

BEDROOM 1 13'5" into bay window x 11'7" Double glazed bay window to front aspect with far reaching views towards Langstone Harbour in the distance with radiator under, range of Hammond fitted wardrobes to one wall with hanging space and shelving, wall lights.

BEDROOM 3 13'3" x 7'5" Double glazed window to front aspect with radiator under, slight eaves to side ceiling restricting headroom.

BEDROOM 2 12'0" x 11'7" Double glazed window to rear aspect with far reaching views over roof tops towards Langstone Harbour and Hayling Island in the distance, radiator, built-in corner wardrobe with hanging space and shelving.

SHOWER ROOM: Fully ceramic tiled corner shower cubicle with wall mounted controls and panelled door, wash hand basin with mixer tap and drawers under, mirror and light over, close coupled w.c., built-in storage cupboard housing boiler supplying domestic hot water and central heating with hot water cylinder under (not tested), double glazed frosted window to rear aspect with shutter blinds, radiator.

BATHROOM: White suite comprising: Panelled bath with chrome telephone style mixer tap and shower attachment, separate shower over with drench style hood, close coupled w.c., wash hand basin with mixer tap and cupboards under, towel rail, glazed window providing natural light to hallway, ceramic tiled flooring, skylight window, slight eaves to one ceiling restricting headroom.

OUTSIDE: To the rear is an easterly facing rear garden with curved raised patio area stepping down to lawn with fence panelling on one side and brick retaining wall to the other, to the eastern end of the garden is a further paved area with raised flowering borders, raised decked area with BBQ and pond, timber shed with power and light..

AGENTS NOTES

Council Tax Band D - Portsmouth City Council

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

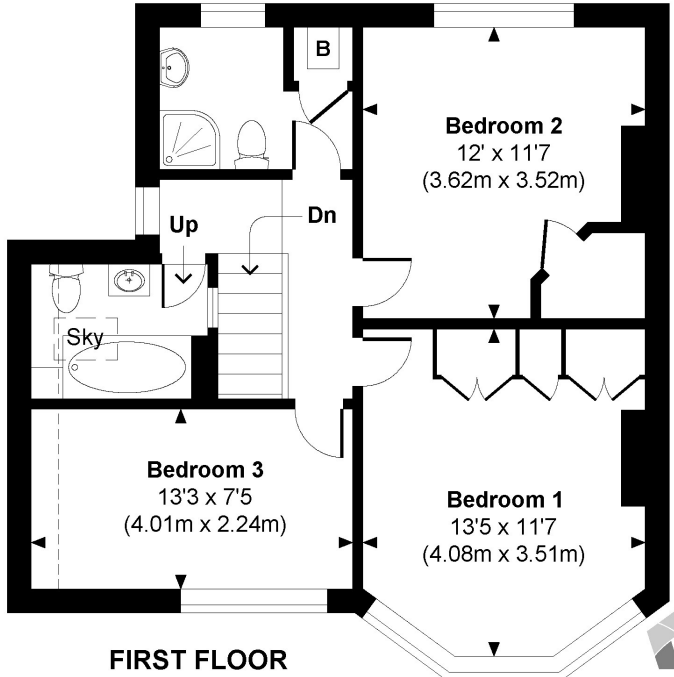
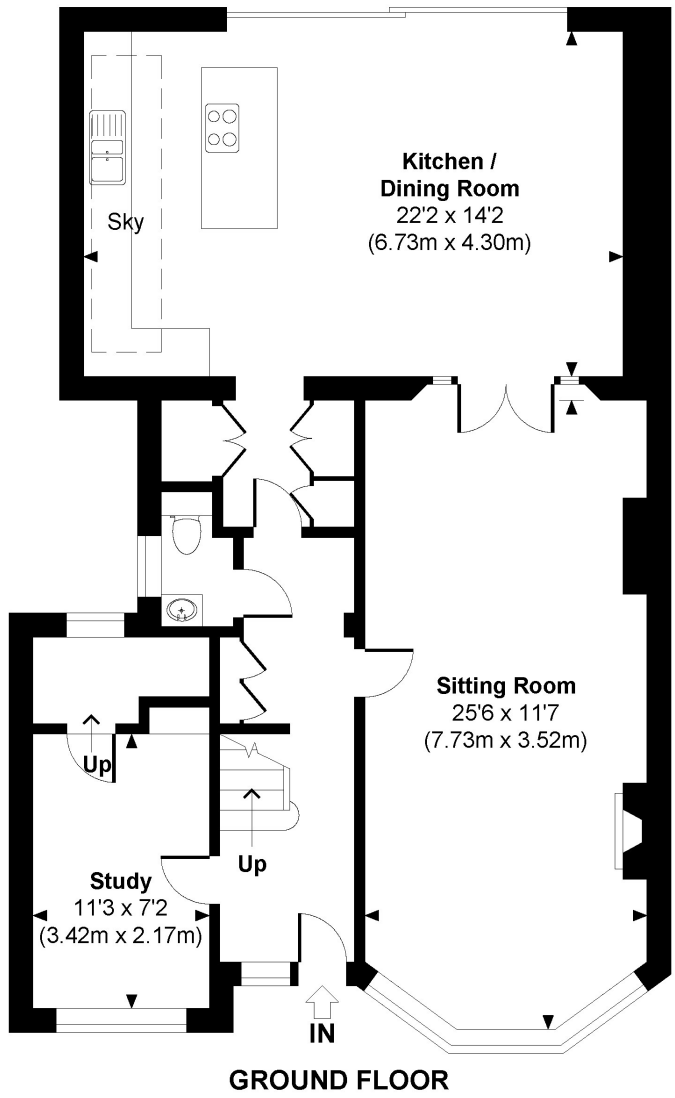
Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](http://GOV.UK (check-long-term-flood-risk.service.gov.uk)))

TO FIND THE PROPERTY: From our office proceed along the Havant Road in an easterly direction take the third road on the left hand side after the Eastern Road traffic light junction into Rectory Avenue where No.28 can be found on the right hand side.



Rectory Avenue

Approximate Gross Internal Area
Total = 1440 Sq Ft / 133.74 Sq M



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	73	
(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			