



10 Blake Road, Farlington, Hampshire, PO6 1ET

TOWN & COUNTRY
SOUTHERN



An Extended Three Bedroom Detached Family Home

*Outstanding Views Towards Langstone Harbour
Four Reception Areas / Private Driveway & Garage
Balcony & Patio Overlooking Recreation Ground*

A detached, 1956 built family home which has been extended by the current owners providing three storey living to the rear elevation which has outstanding views over the recreation ground towards Langstone Harbour, Hayling Island and the Solent in the distance.

This impressive property is located in an elevated cul-de-sac position yet within easy access of Solent Junior and Infants Schools as well as Springfield Secondary School (subject to confirmation). The property comprises: hallway, dining room, cloakroom, sitting room, family/

morning room on the reception level with a lower ground floor home office/utility room and on the first floor are three double bedrooms and a family bathroom.



Being located in a popular residential location yet within easy access of local shops, bus routes, recreation ground, commutable road links, early internal viewing 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 bearing left at the traffic lights into Farlington Avenue, on reaching the bend on the hill bear right into Blake Road where No.10 can be found a short distance along on the right hand side.

ENTRANCE: Lowered kerb leading to brick paviour driveway and turning area with side vehicular access leading to garage, side pedestrian gate leading to rear garden, brick retaining walls on either side with shrubs, evergreens and bushes, covered porch, main front door with leadlight stained glass 'Kingfisher' panel with frosted panels to either side and over leading to:



HALLWAY: Neville Johnson oak balustrade staircase with glazed panels rising to first floor, understairs storage cupboard, radiator, central heating controls, textured ceiling and coving, doors to primary rooms.

DINING ROOM: 14'5" into bay window x 14'0" Double glazed bay window to front aspect with radiator under, infinity ceiling, glazed panelled door, central chimney breast with log effect gas fire (not tested and can be changed back to open fire if required).

CLOAKROOM: Roca in-tank meridian toilet incorporating cistern, ceramic tiled to half wall level, double glazed frosted window to side aspect, corner wash hand basin with mixer tap, tiled flooring, mirror with lighting.

KITCHEN: 10'4" x 9'3" Comprehensive range of Paula Rosa matching wall and floor units, inset Neff ceramic hob with oven under, extractor hood fan and light over, inset 1½ bowl sink unit with mixer tap and Franke waste disposal unit, ceramic tiled surrounds, double glazed window to side aspect with pelmet lighting over, corner display shelving, integrated Bosch dishwasher with matching door, tall integrated Neff fridge and freezer with matching doors, dresser style unit with glazed shelving glazed panelled doors and inset lighting, Neff combination oven/microwave, range of drawers units, under unit lighting, ceiling spotlights, Amtico flooring, glazed panelled door leading to morning room.

SITTING ROOM: 13'7" x 11'4" Square opening leading to morning room, glazed panelled door to hallway, radiator, ceiling coving with spotlights, central chimney breast with wall mounted gas fire (not tested and can be changed back to open fire if

required).

MORNING / FAMILY ROOM: 20'9" x 10'9" ceiling coving and spotlights, high level double glazed windows to side aspects, vented oak steps leading up to sliding double glazed door with full height window to one side leading to roof terrace with outstanding views over recreation ground, roof tops towards the Solent, Hayling Island and the Isle of Wight beyond, to one side is a raised T.V. shelf with comms shelf under, glazed panelled balustrade leading to study/home office, two radiators, square opening to sitting room, glazed door to kitchen, Neville Johnson oak staircase leading to:

LOWER GROUND FLOOR: Coir matted area, kingfisher leadlight stained glass panelled door to rear garden, steps leading to:

HOME OFFICE / STUDY / UTILITY: 14'10" x 14'5" Oak wood laminate flooring, double glazed window to rear aspect overlooking garden, textured ceiling and spotlights, radiator, large understairs storage cupboard housing Heatrae Sadia Megaflo hot water cylinder and pump system (not tested), built-in carousel folding doors to utility area with work surface with single drainer stainless steel sink unit with cupboard under, double glazed window to side aspect, tiled surrounds, plumbing for washing machine, wall mounted boiler supplying domestic hot water and central heating (not tested), matching flooring.

FIRST FLOOR: Landing with balustrade and glass panelling, access to lagged and half boarded loft space via extendable ladder, double glazed frosted window to side aspect, doors to primary rooms.

BEDROOM 2: 14'11" x 14'1" Double glazed window to front aspect with radiator under, ceiling spotlights, picture rail.

BEDROOM 1: 20'4" decreasing to 12'10" x 11'4" maximum. Dormer double glazed sliding door with adjacent full height window with slight eaves to ceiling on either side, and giving access to the balcony with outstanding views over the garden, recreation ground, roof tops and towards City of Portsmouth, Hayling Island, the Solent and Isle of Wight beyond, radiator, book shelves, range of built-in wardrobes to one wall with hanging space and shelving, low level chest of drawers to one side, bedside tables to either side & matching headboard, door to:

EN-SUITE SHOWER ROOM: Corner shower cubicle with sliding curved doors, concealed cistern w.c., range of drawer units and storage cupboards with kick plate lighting, fully ceramic tiled to floor and walls, underfloor heating, chrome heated towel rail, wash hand basin with mixer tap and cupboards under, double glazed frosted window to side aspect, mirror with lighting to one wall.

BEDROOM 3: 16'8" maximum x 9'4" Double glazed dormer window to rear aspect with slight eaves to ceiling on either side and matching outstanding views, radiator, high level double glazed window to side aspect, textured ceiling, picture rail, built-in wardrobes to one wall with hanging space and shelving, with matching deck/dressing table & loose bedside table.

FAMILY BATHROOM: White suite comprising: P shaped panelled bath with wall mounted mixer tap and separate shower over with curved shower screen, wall mounted wash hand basin with mixer tap, close coupled w.c., ceramic tiled surrounds, mirror, ceiling spotlights, extractor fan, chrome heated towel rail, underfloor heating, double glazed frosted window to front aspect.

OUTSIDE: Accessible from the living room is a raised patio with spiral staircase leading to lower patio area & garden, external lighting. On the first floor accessible from the main bedroom is a balcony with glazed panels. The lawned rear garden, designed by Hellyer, is southerly facing with curved pathway and flowering shrub borders, enclosed by fence panelling on all sides, greenhouse, to the left hand side of the property is a high gate providing side pedestrian access.

GARAGE / WORKSHOP: 24'3" x 9'2" Up and over door, separate electric consumer box, side pedestrian door to garden, windows to rear aspect overlooking garden.

AGENTS NOTES:

Council Tax Band E - Portsmouth City Council

Broadband – ADSL/FTTC [Fibre Checker \(openreach.com\)](https://openreach.com/fibre-checker)

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))



Blake Road

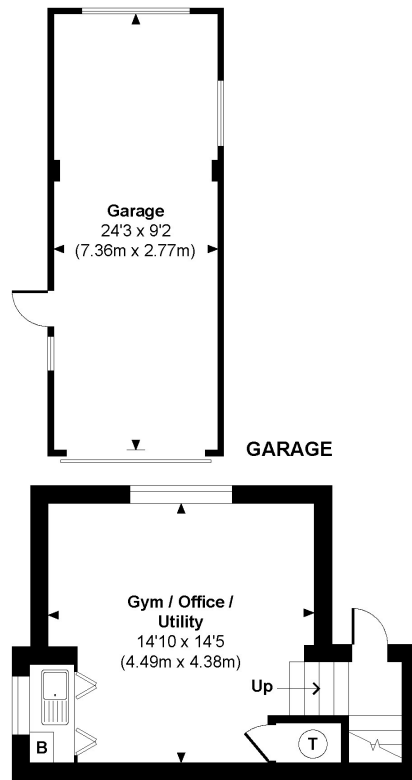
Approximate Gross Internal Area

Main House = 1792 Sq Ft / 166.47 Sq M

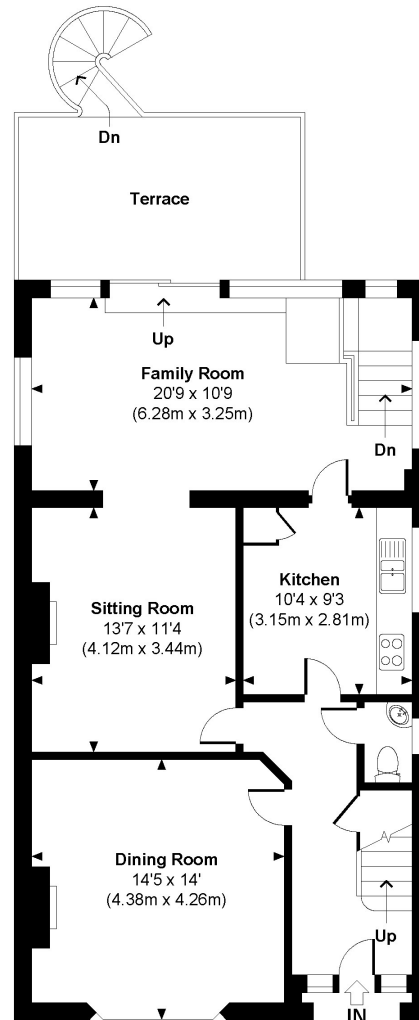
Garage = 219 Sq Ft / 20.39 Sq M

Total = 2011 Sq Ft / 186.86 Sq M

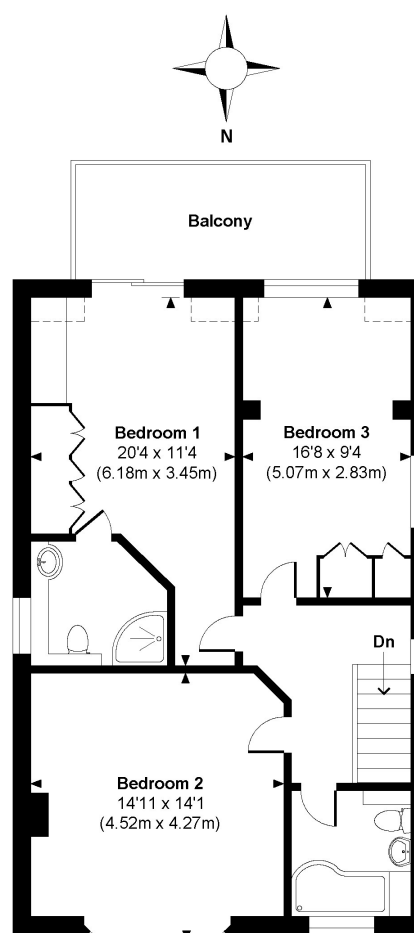
Outbuildings are not shown in correct orientation or location.
Includes areas with restricted room height.



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



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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.

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

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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.

TOWN & COUNTRY
SOUTHERN

141 Havant Road, Drayton, Portsmouth, Hampshire. PO6 2AA

T: 023 93 277 288 E: sales@townandcountrysouthern.co.uk

townandcountrysouthern.co.uk