



28 East Cosham Road, Drayton, Hampshire, PO6 2BX

TOWN & COUNTRY
SOUTHERN



A Four Bedroom Detached Family Home
Professionally Landscaped 225ft Rear Garden

Two Reception Rooms & 21' Kitchen /
Family Room

Popular Elevated Location / Private Driveway

An extended detached family home which is set back from the road behind a private driveway. The accommodation provides 1761 sq ft of living spaces and comprises; reception hall / study, sitting room, 21' kitchen incorporating dining and family areas, utility room, boot room and cloakroom on the ground floor with three bedrooms and a bathroom on the first

floor and a further bedroom on the top floor. Located in an enviable, elevated position this property has a professionally landscaped 225 ft easterly facing rear garden, side pedestrian and a private driveway. The house is offered with double glazing, gas fired central heating, fitted floor coverings and a modern family open plan layout. Situated in one of East Cosham's most

popular residential roads, yet within easy access of local shopping amenities, bus routes, recreation grounds and the catchment for both Court Lane and Springfield Schools (subject to confirmation), early internal viewing of this individual detached family home 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 a westerly direction taking the fourth road on the right hand side into East Cosham Road where No.28 can be found a short distance along on the right hand side.

ENTRANCE: Lowered kerb leading to driveway to right hand side, curved brick retaining wall with borders, large shingled parking area to the front of the house, brick paved pathway to main front door with covered porch.

HALLWAY / STUDY: 15'0" x 14'0" Double glazed window to front aspect overlooking driveway, ceiling coving, wooden flooring, balustrade staircase rising to first floor, chimney breast with wooden mantle, slate tiled hearth and brick inlay, door to lobby & open plan kitchen, door to:

SITTING ROOM: 14'5" x 12'0" Double glazed window to front aspect overlooking driveway with radiator under, double glazed window to side, panelled door, ceiling coving, radiator.

LOBBY: Vinyl flooring, radiator, dimmer switch, ceiling spotlights, square opening leading to open plan kitchen/family room, door to:

UTILITY ROOM: 11'5" x 8'5" maximum. Wooden work surface with storage shelving under, and cupboards over, single drainer stainless steel sink unit with mixer tap, washing machine point, range of tall larder style storage cupboards, range of shelving, double glazed door to side aspect with window to one side, vinyl flooring, ceiling spotlights, part-glazed panelled door.



BOOT ROOM: 8'0" x 6'0" extending to maximum 10'7" Matching flooring, fluorescent tube lighting, high level electric consumer box, double glazed door leading to rear garden, cloaks hanging area, radiator, glazed panelled door, door to:

CLOAKROOM: Close coupled w.c., wash hand basin with mixer tap and cupboard under, wall mounted Worcester boiler supplying domestic hot water and central heating (not tested), mirror, radiator, double glazed frosted window to side aspect, matching flooring.

OPEN PLAN KITCHEN INC. DINING & SEATING AREA: 21'6" x 16'3" Pitched roof with three skylight windows, two are electrically operated, ceiling spotlights, double glazed window to side aspect, vinyl flooring with underfloor heating, sliding twin double glazed doors with full height panels to either side leading to rear garden, controls for underfloor heating, dimmer switches, ceiling spotlights.

KITCHEN AREA: Comprehensive range of matching wall and floor units with quartz work surface, inset Zanussi induction hob with oven under, double glazed window to side aspect, butler sink with mixer tap and granite drainer, space for free standing fridge/freezer, range of pan drawers, under unit lighting, bin drawer, central island with pan drawers under, book shelving and cupboards.

FIRST FLOOR: Landing with balustrade and staircase rising to top floor, doors to primary rooms, double glazed window to rear aspect overlooking garden.

BEDROOM 2: 14'0" x 8'6" Double glazed windows to front aspect overlooking garden with radiator under, double glazed window to side aspect.

WALK-IN WARDROBE: Hanging rails, narrow doorway.

BEDROOM 3: 12'0" x 11'1" Double glazed windows to side aspect with far reaching views towards the City of Portsmouth in the distance, double glazed window to front aspect overlooking driveway, radiator, panelled door.

BEDROOM 4: 10'0" x 8'9" maximum. Double glazed window to side aspect with views over roof tops towards the City of Portsmouth in the distance, double glazed windows to rear aspect overlooking garden, radiator, panelled door.

BATHROOM: White suite comprising: panelled bath with mixer tap and separate shower over with drench style hood and folding shower screen, close coupled w.c., pedestal wash hand basin with tiled splash back, ceramic tiled surrounds, double glazed frosted window to side aspect, chrome heated towel rail, vinyl flooring, airing cupboard housing hot water cylinder, double glazed window to rear aspect, shaver point.

TOP FLOOR: Split-level landing with balustrade and raised storage area, double glazed window to side aspect, door to:

BEDROOM 1: 17'11" x 14'10" measurements taken from approximately 3'0" off floor level with eaves to all ceilings, double glazed dormer window to rear aspect overlooking garden with far reaching views towards Langstone Harbour in the distance, access to loft storage space, radiator.

OUTSIDE: To the right hand side of the property is a stable style gate leading to further hardstanding area and paved area leading to rear garden. Directly to the rear, accessible from the kitchen is a split-level terrace garden and pathway leading to boot room, external power and lighting, wooden built garden shed, from this area are curved steps leading down to easterly facing lawned garden measuring approximately 225ft in length with professionally landscaped borders, range of evergreens, Dogwood, Red Robin, Smoke bush, Australian palm, Gooseberry bushes, Olive, 6 Apple trees and a selection on shrubs and bushes, the plot extends 0.31 of an acre, second wooden built shed, woodland area, summer house.

AGENTS NOTES:

Council Tax Band F - Portsmouth City Council

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

Flood Risk – Refer to -

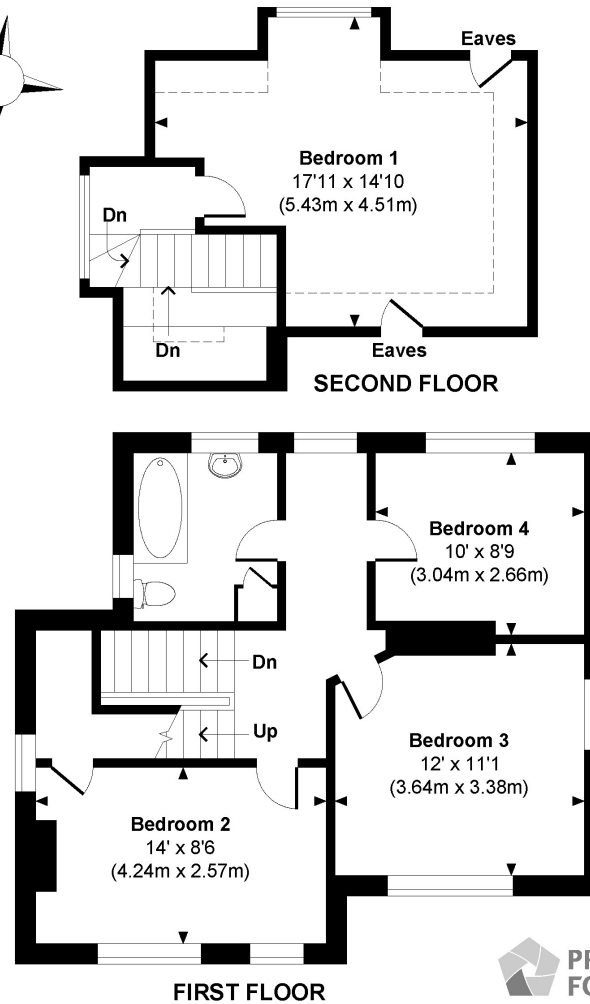
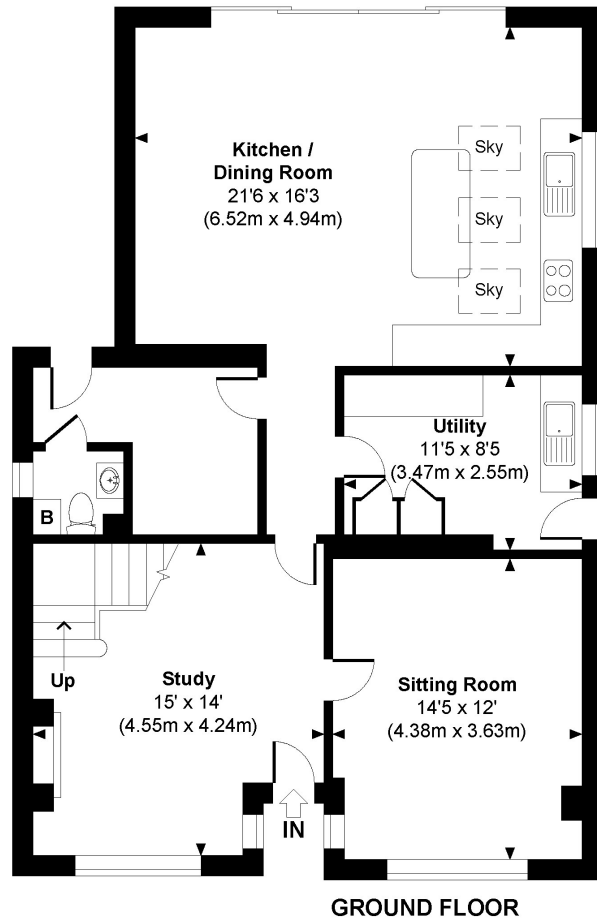
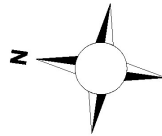
[\[GOV.UK \(check-long-term-flood-risk.service.gov.uk\)\]](https://gov.uk/check-long-term-flood-risk.service.gov.uk)





East Cosham Road

Approximate Gross Internal Area
Total = 1761 Sq Ft / 163.59 Sq M
Includes areas with restricted room height.



SECOND FLOOR

Indicates restricted room height less than 1.5m.

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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		79
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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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