



Cliff Heights, Drayton Lane, Drayton, Hampshire, PO6 1BS

TOWN & COUNTRY  
SOUTHERN



£725,000 | Freehold



*A Unique Detached Home with  
Panoramic Views*

*Three / Four Bedrooms & 29' Kitchen /  
Living Room*

*Hilltop Location / Garage & Parking Facilities*

*Family Bathroom & Two En-Suite Shower  
Rooms*

A unique detached home which is situated in a superb hilltop location with only three neighbouring properties. Cliff Heights offers 1198 sq ft of living space arranged over two floors with versatile accommodation including a 29' kitchen/

living room, separate sitting room/ bedroom, bathroom and further bedroom on the ground floor with two bedrooms each having an en-suite shower rooms on the first floor. The property has a southerly aspect with

bi-folding doors on the ground floor leading to a raised terrace and from bedroom 1 on the first floor there is a balcony with outstanding views towards the City of Portsmouth, the Solent and the Isle of Wight in the distance.





Positioned towards the top of Portsdown Hill the property is in a desirable location and benefits from gas fired central heating, double glazing, car parking and a detached garage. Offered with no forward chain, early internal viewing of this detached home is strongly recommended in order to appreciate not only the accommodation but also the 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 hand side into Drayton Lane, on reaching the top and the large turning area continue past the houses onto a single track road bearing right at the top, where Cliff Heights can be found on the right.

**ENTRANCE:** On reaching the top of Drayton Lane with the large turning area, continue along the single track road towards the top of the hill. Bearing right into a private road providing access to four properties including Cliff Heights, brick paved parking area for two cars, enclosed by fence panelling and pathway to the left hand side of the property leading to main front door, raised terrace with outstanding views over the City of Portsmouth towards the Isle of Wight and Solent beyond, to the left hand side of the property is passageway enclosed by fence panelling, main front door with leadlight frosted panel leading to:



**KITCHEN / LIVING ROOM:** 29'0" x 11'8" Square opening leading to hallway, wood flooring, doors to primary rooms, central heating control switch, two radiators, balustrade staircase rising to first floor with large understairs storage cupboard.

**Kitchen:** Comprehensive range of grey fronted wall and floor units, range of drawer units, inset four ring electric hob with oven under and extractor hood, fan and light over, two wall mounted units with glazed doors, inset 1½ bowl sink unit with mixer tap, integrated slimline dishwasher with matching door, double glazed door and window to rear aspect leading to rear garden, ceiling spotlights, eye-level microwave with storage cupboards to either side, electric consumer box, breakfast bar, integrated washing machine, under counter fridge and freezer with matching doors, double glazed window to side aspect, brushed steel fronted power points.

**Living area:** Double glazed windows to side aspect, range of dimmer switches, radiator, bi-folding double glazed doors to front aspect with outstanding views over the City of Portsmouth and the Isle of Wight beyond, matching flooring.

**SITTING ROOM / BEDROOM:** 10'10" x 10'3" Bi-folding double glazed doors to front aspect with matching views, two radiators, wood flooring, ceiling spotlights.

**BATHROOM:** White suite comprising: panelled bath with mixer tap and shower attachment, close coupled w.c., wash hand basin with mixer tap and cupboard under, shower cubicle with drench style hood, separate shower attachment and sliding panelled door, tiled surrounds, frosted double glazed window to side aspect, radiator, tiled splashback, mirror with automated light over, heated towel rail.

**BEDROOM 3:** 11'2" x 10'4" Double glazed window to rear aspect overlooking garden, radiator, ceiling spotlights, wood flooring.

**FIRST FLOOR:** Mezzanine landing with frosted double glazed window to side aspect, staircase rising to top floor landing, doors to primary rooms.

**BEDROOM 1:** 14'7" maximum x 10'7" to front of built-in wardrobes. Range of built-in wardrobes to one wall with hanging space and brushed steel T bar handles, radiator, double glazed bi-folding doors leading to covered terrace, door to:

**EN-SUITE SHOWER ROOM:** Fully ceramic tiled shower cubicle with drench style hood and separate shower attachment with folding door, chrome heated towel rail, wash hand basin with mixer tap and cupboards under, tiled splashback, close coupled w.c., frosted double glazed windows to side aspect.



COVERED TERRACE: Laid to decking, floating glazed screens and outstanding views over the City of Portsmouth, the Solent and Isle of Wight in the distance, lighting.

BEDROOM 2: 12'1" x 11'2" Twin Velux skylight windows with shutter blinds, access into loft storage eaves, radiator, built-in cupboard housing Vaillant boiler supplying domestic hot water and central heating (not tested), door to:

EN-SUITE SHOWER ROOM: Fully ceramic tiled shower cubicle with drench style hood and separate shower attachment, heated towel rail, vanity unit with wash hand basin and cupboards under, tiled splash-back, close coupled w.c., frosted double glazed window to side aspect.

OUTSIDE: To the rear is a paved garden, external power points, side door to garage.

DETACHED GARAGE: 17'7" x 13'10" Remote control up and over door, fluorescent tube lighting, pitched roof, side pedestrian door to garden, power points.

MAINTENANCE: An annual contribution of approx. £200.00 is payable towards the sewage treatment plant running costs.

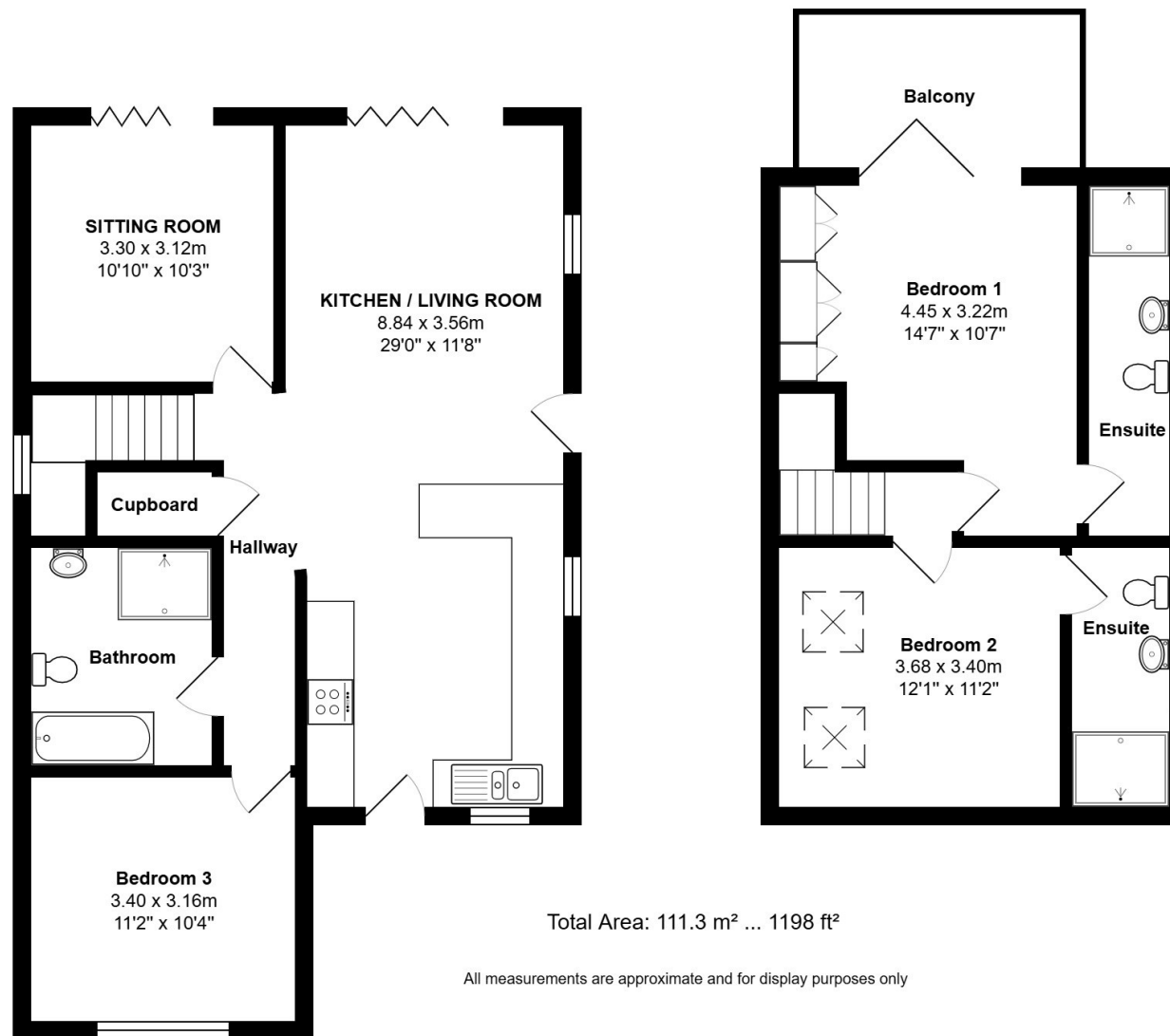
#### **AGENTS NOTES:**

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))





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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.

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