



Coastal View

25 Portsdown Avenue | Drayton | Hampshire | PO6 1EJ

FINE & COUNTRY

# STEP INSIDE

## Coastal View | Freehold | Council Tax Band D

Coastal View is aptly named as it sits in an elevated hilltop location with far reaching views towards the City of Portsmouth, the Isle of Wight, Langstone Harbour and Hayling Island. Set back from the road with car parking to the front, this symmetrical family home is ideally suited for the growing family, with versatile accommodation for an aging relative or those looking to entertain. The property has 3437 sq ft of living space arranged over three floors and comprises: 26' hallway, sitting room, morning room, study, feature bathroom, utility room, living room and open plan kitchen/breakfast room on the ground floor. On the first floor is a family bathroom and four bedrooms, the primary bedroom having an en-suite dressing room and shower room, on the top floor is a large loft room/games room. The property also benefits from off road parking, a side storage shed, westerly facing rear garden, double glazing, gas fired central heating, data points on the 1st & 2nd floors, Ring security alarm system with cameras and fitted floor coverings throughout. Being located in a residential, elevated position yet within easy access of local shopping amenities, bus routes, commutable road links and within the catchment of both Solent and Springfield Schools (subject to confirmation), early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

**ENTRANCE:** Lowered kerb leading to a large brick paved driveway (4 cars) with brick retaining wall to the front, fence panelling to one side and mature hedge to the other, raised pebbled area to front with steps leading up to main front door, external lighting, double glazed main front door with frosted panels and T bar handle leading to:

**HALLWAY:** 26'4" x 5'10" Coir matted area, two low level built-in cupboards housing gas and electric meters with wooden shelf over, picture rail, dado rail, cloaks hanging area, solid oak flooring. Balustrade staircase rising to first floor with

understairs storage cupboard, doors to primary rooms, controls for central heating, roll top radiator.

**SITTING ROOM:** 14'2" into bay window x 12'0" Double glazed square bay window to front aspect with plantation shutter blinds, ceiling coving, solid oak flooring, central chimney breast with green tiled arched inlay and matching hearth with mantle over, built-in dresser to one side of chimney breast with cupboards and drawers to lower section and glazed panelled doors to upper section, radiator.

**MORNING ROOM:** 15'2" into bay window x 11'11" Double glazed square bay window to front aspect with plantation shutter blinds and radiator under, solid oak flooring, ceiling spotlights, picture rail, central chimney breast with surround fireplace, (currently used as gym).

**STUDY / BEDROOM 6:** 12'0" x 11'0" Double glazed window to side aspect with blinds and radiator under, solid oak flooring, central chimney breast with surround fireplace, cast iron inlay with tiled hearth.

**FEATURE BATHROOM:** 11'10" x 9'7" Double glazed frosted window to side aspect and roll top radiator under, white suite comprising: close coupled w.c., free standing double ended claw footed bath with chrome telephone style mixer tap and shower attachment, pedestal wash hand basin with tiled splashback, mirror and shelf over, ceramic tiled flooring, dual fuel chrome heated towel rail, ceiling spotlights, extractor fan, picture rail, corner shower cubicle with large screens and drench style hood with wall mounted controls, cast iron surround fireplace, built-in storage cupboard to one side of chimney breast with panelled doors.

**UTILITY ROOM:** 9'10" x 4'4" Karndean flooring, ceiling spotlights, work surface with space and plumbing for washing machine and tumble dryer under, narrow shelf, wall units.







**LIVING ROOM:** 18'11" x 13'5" Twin double glazed doors with windows to either side leading to rear garden, engineered oak flooring, roll top radiator, ceiling coving, picture rail, dimmer switch.

**KITCHEN / BREAKFAST ROOM:** 16'5" x 15'7" Comprehensive range of light grey fronted wall and floor units with soft close mechanism, quartz work surface, inset stainless steel sink unit with mixer tap and quartz drainer to one side, integrated dishwasher with matching door, bin cupboard, eye-level Zanussi double ovens with cupboards over and under, space for free standing American style fridge/freezer with storage cupboard over and larder unit to one side with pull-out drawer, herringbone high quality Karndean flooring, peninsular breakfast bar with seating to one side and pan drawers to the other, AEG induction hob and ceiling mounted extractor hood, fan and light over, contemporary style radiator, ceiling spotlights, twin double glazed doors with full height windows to either side leading to rear garden, range of dimmer switches.

**FIRST FLOOR:** Landing, return staircase rising to top floor, doors to primary rooms.

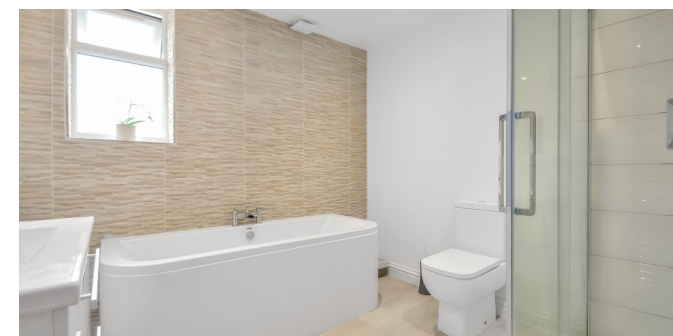
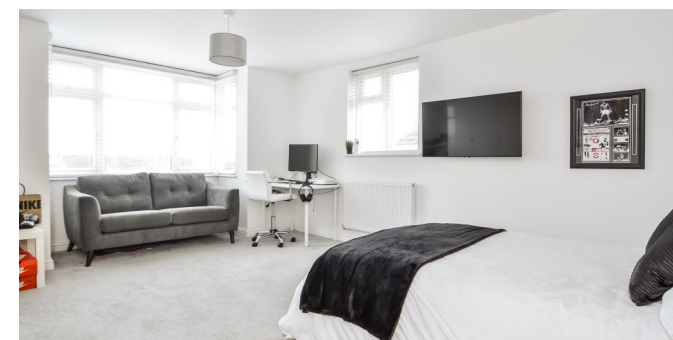
**BEDROOM 3:** 18'5" into bay window x 13'5" maximum, decreasing to 11'9" at narrowest point. Double glazed square bay window to front aspect with blinds and far reaching views towards Langstone Harbour and Hayling Island in the distance, double glazed window to side aspect with blinds, radiator.

**BEDROOM 4:** 11'10" x 9'2" Double glazed window to side aspect with blinds and radiator under. Far reaching views towards Langstone harbour and Hayling Island.

**BEDROOM 2:** 18'4" into bay window x 16'11" decreasing to 12'0" at narrowest point. Double glazed square bay window to front aspect with blinds and far-reaching views towards Langstone Harbour and Hayling Island in the distance, low level access into understairs storage cupboard, double glazed window to side aspect with blinds, radiator.

**FAMILY BATHROOM:** 8'7" x 8'7" White suite comprising: double ended panelled bath with central filler, Karndean flooring, close coupled w.c., vanity unit with rectangular wash hand basin with drawers under, tiled splashback with mirror over, dual fuel chrome heated rail, double glazed frosted window to side aspect, extractor fan, ceiling spotlights, corner shower cubicle with sliding panelled door, drench style hood with separate shower attachment and recessed shelf.

**BEDROOM 1:** 21'4" x 17'3" Double glazed windows to side aspect with blinds and far-reaching views over roof tops and gardens towards the City of Portsmouth and the Isle of Wight in the distance, two radiators, twin double-glazed doors with full height windows to either side with blinds leading to false balcony with glazed floating screen and chrome balustrade.





**DRESSING ROOM:** 10'3" maximum, decreasing to 7'7" x 9'0" Double glazed window to rear aspect overlooking garden, range of doorless wardrobes with hanging space and drawers under, ceiling spotlights, radiator, door to:

**BOILER ROOM:** Wall mounted Vaillant boiler with pump system, Magna-Clean and hot water cylinder supplying domestic hot water and central heating (not tested). Two separate heating circuits with remote sensors and mobile heating control.

**EN-SUITE SHOWER ROOM:** 8'10" x 7'0" Double glazed frosted window to side aspect, extractor fan, ceiling spotlights, large walk-in wet room style shower with large screen, recessed shelving, drench style hood and separate shower attachment with wall mounted controls, dual fuel chrome heated towel rail, vanity unit with oval wash hand basin, mixer tap and drawers under, tiled splashback and mirror over, concealed cistern w.c., Karndean flooring.

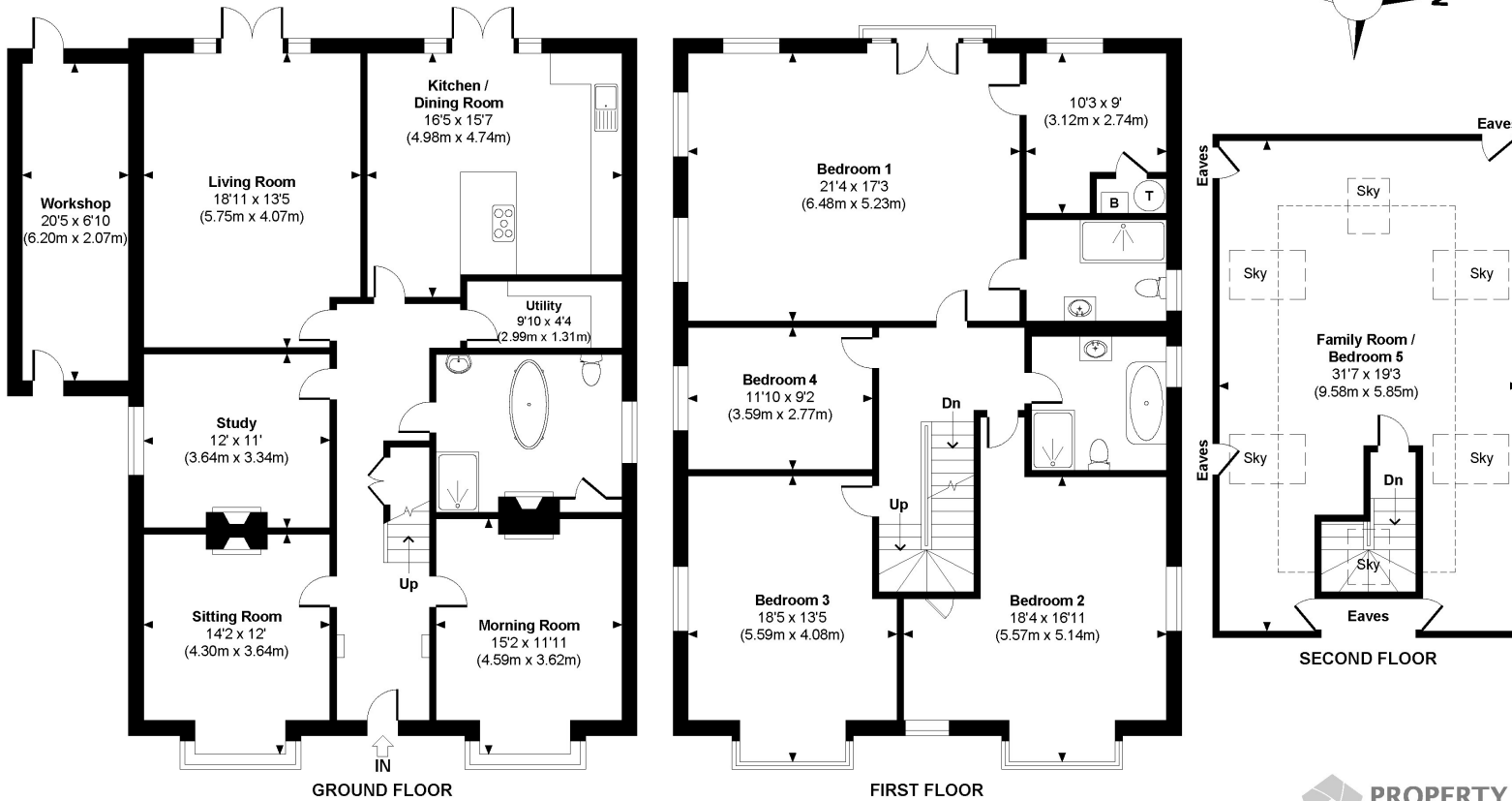
**TOP FLOOR:** Landing, Velux skylight window providing natural light into the stair well and lower levels.

**BEDROOM 5:** 31'7" maximum x 19'3" measurements taken from approximately 2'5" off floor level with eaves to all aspects restricting headroom, five skylight windows with far reaching views over roof tops towards Langstone Harbour, Hayling Island, the City of Portsmouth in the distance from one angle and from the other towards Portsdown Hill, (plumbing has been put into the room eaves to create an en-suite if required), currently used as a games room, laminate flooring, 360 degree storage, two radiators, ceiling spotlights.



# Coastal View

Approximate Gross Internal Area  
**Total = 3437 Sq Ft / 319.33 Sq M**  
 Includes areas with Restricted room height.



**OUTSIDE:** Directly to the rear of the property accessible from the kitchen and sitting rooms is a raised patio terrace with brick retaining wall and central steps leading down to westerly facing lawned garden, the garden is enclosed by fence panelling on both side with raised sleeper flowerbeds on one side and maturing shrubs and bushes to the other, lower paved area leading to wooden built shed, cold water tap.

**STOREROOM / WORKSHOP:** 20'5" x 6'10" Pedestrian door to front aspect, pitched roof, fluorescent tube lighting, power points, work benches, separate electric consumer box.

**TO FIND THE PROPERTY:** From our office proceed along the Havant Road in an easterly direction taking the second road on the left hand side into Portsdown Avenue, continue towards the top end where Coastal View, No.25 can be found on the left hand side

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	78	
(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		
England & Wales		EU Directive 2002/91/EC

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

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