



Arlington

66a Bedhampton Hill | Bedhampton | Hampshire | PO9 3JP

FINE & COUNTRY

STEP INSIDE

Arlington | £800,000 Freehold |

This impressive family home is set back from the road behind a high brick wall and a gated driveway with a plot extending 0.3 of an acre including front and rear gardens. The accommodation is arranged over two floors and provides 2432 sq ft of living space and comprises: porch, hallway, shower room, study, utility room, 20' sitting room, dining room and kitchen on the ground floor with four double bedrooms, an en-suite bathroom and family bathroom on the first floor. The property is ideally situated for those with a growing family and who wish to be within easy access of local schools, the major south coast cities, commutable road links, and rail links from Bedhampton & Havant railway stations with a fast train to London Waterloo which run on a regular basis. The property has a private driveway, detached summer house, double garage, central heating, double glazing and no forward chain, early viewing of this substantial 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 an easterly direction taking the last road on the left hand side before reaching the A3M roundabout into Bedhampton Hill, bear right along Bedhampton Hill where Arlington can be found immediately on the left hand side.

ENTRANCE: Lowered kerb leading to curved high brick walls with slate chipping borders on either side of entrance and tall brick pillars with ornate black eagles on top, plaque depicting house number, entry phone system and letter box, twin remote control wrought iron gates

leading to long T shaped driveway to left hand side of property and garage with lawned garden to right hand side, brick wall to one side with shrubs, evergreens and bushes with manicured hedge, to the left hand side is a further manicured hedge and flowering borders, to the right hand side is a covered porch and step, lighting, directly to the front of the property are central brick steps with raised patios and curved retaining walls., twin double-glazed doors with frosted panels and glazed panels with blinds to either side leading to:

PORCH: Tiled flooring, internal glazed door with frosted panel leading to:

HALLWAY: Radiator, textured ceiling with coving, balustrade staircase rising to first floor, double glazed door to rear aspect with tall frosted glazed windows on two aspects with blinds, doors to primary rooms, understairs storage cupboard.

SITTING ROOM: 20'4" x 12'0" Full height double glazed sliding patio door with blind, full height panel to one side overlooking garden and driveway, double radiator, surround fireplace with inlay and matching hearth, recess to one wall with integrated mirror, textured ceiling with coving, second radiator.

SHOWER ROOM: Fully ceramic tiled shower cubicle with panelled doors and built-in cupboard to one side, vanity unit with oval wash hand basin with mixer tap, cupboard and drawers under, mirror and pelmet lighting over, frosted double glazed window to front aspect, close coupled w.c., fully ceramic tiled to walls, radiator.







STUDY: 11'0" x 10'11" Double glazed window with blind to front aspect overlooking driveway, radiator, textured ceiling and coving, panelled door.

UTILITY ROOM: 10'11" x 9'9" Comprehensive range of matching wall and floor units with roll top work surface, inset 1½ bowl stainless steel sink unit with mixer tap and cupboards under, washing machine point, range of drawer units, wall mounted Baxi boiler supplying domestic hot water and central heating (not tested), double glazed window with blind to rear aspect, door to side aspect, free standing fridge/freezer, tall larder style storage cupboards with range of shelving, radiator, vinyl flooring.

KITCHEN: 11'6" x 11'1" Comprehensive range of matching wall and floor units, inset 1½ bowl stainless steel sink unit with mixer tap, integrated Neff dishwasher with matching door, glazed sliding window to one end overlooking dining room, four wall mounted units with glazed panelled doors and range of shelving, inset Whirlpool induction hob with extractor hood, fan and light over, ceramic tiled surrounds, corner carousel unit, eye-level double oven and grill with storage cupboards over and under, tall larder style cupboards with pull-out drawers, American style fridge/freezer, tile effect wood laminate flooring, range of drawer units, fluorescent tube lighting, two ceiling light tunnels, borrowed light window overlooking hallway.

DINING ROOM: 15'9" x 12'11" Double glazed sliding patio door with blind, full height panel to one side leading to rear garden, double glazed window with blind to side aspect, textured ceiling, coving and rose, sliding borrowed light window to kitchen, panelled door.

FIRST FLOOR: Galleried balustrade landing, access to loft space via extendable ladder, radiator, doors to primary rooms.

BEDROOM 1: Accessed via passageway with built-in floor to ceiling mirror doored wardrobes to one wall with hanging space and shelving, arched opening leading to:

PRIMARY BEDROOM: 13'11" x 11'10" Double glazed window with blind to rear aspect overlooking garden, range of built-in bedroom furniture including wardrobes, overbed storage cupboards, bedside units with shelving and lighting, range of tall wardrobes to one wall, one with mirror fronted door, dressing table with drawers under, radiator, door to:





EN-SUITE BATHROOM: White suite comprising: panelled bath with mixer tap, shower attachment and shower screen, built-in double doored storage cupboard, vanity unit with oval wash hand basin, mixer tap and cupboard under, mirror fronted medicine cabinet, textured ceiling and coving, double glazed window with blind to rear aspect, radiator, ceramic tiled to $\frac{3}{4}$ wall height, ceiling light tunnel, low level w.c.

BEDROOM 2: 12'0" x 9'3" measurements to front of built-in wardrobes. Double glazed window with blind to front aspect overlooking garden with radiator under, range of full height mirror fronted built-in wardrobes to one wall with hanging space and shelving, textured ceiling with coving, panelled door.

FAMILY BATHROOM: White suite comprising: panelled bath with mixer tap, shower attachment and folding shower screen over, ceramic tiled to walls, double glazed frosted window with blind to front aspect, close coupled w.c., vanity unit with oval wash hand basin, mixer tap and cupboards to either side and under, mirror, high level storage cupboards, textured ceiling with coving.

BEDROOM 3: 10'11" x 9'2" Double glazed window with blind to front aspect overlooking driveway, textured ceiling, built-in storage cupboard, panelled door, radiator.

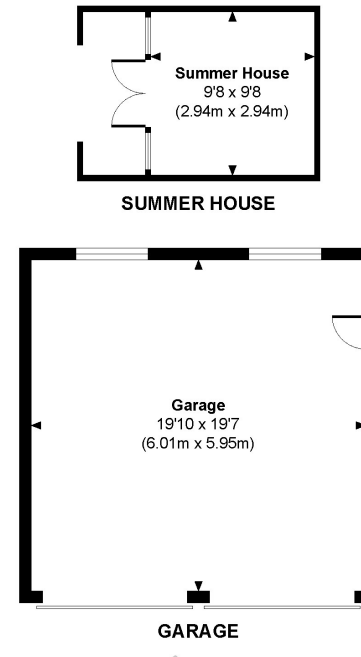
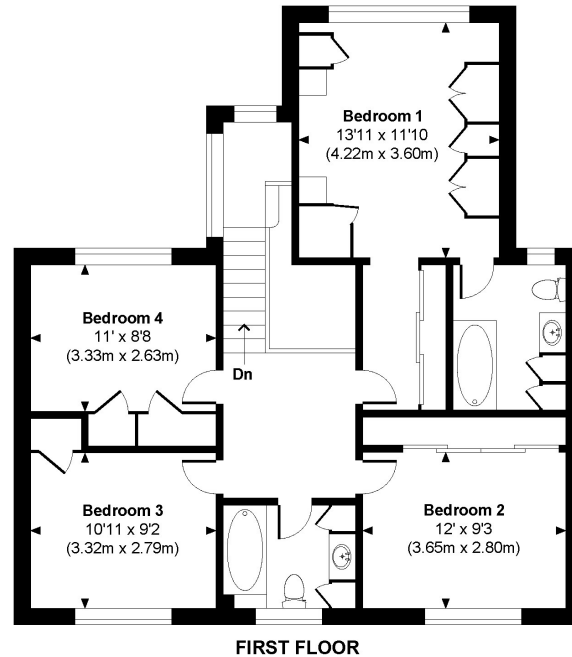
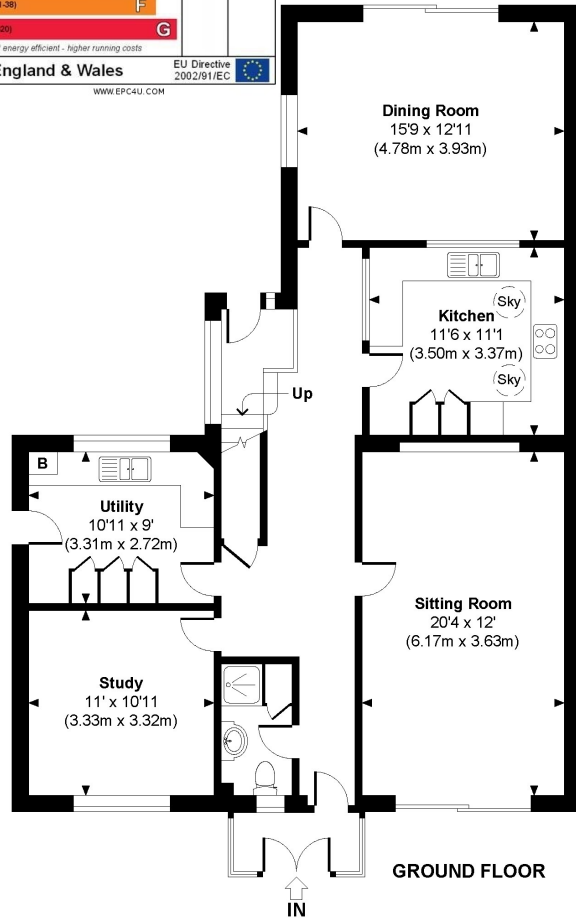


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Arlington

Approximate Gross Internal Area
 Main House = 1954 Sq Ft / 181.49 Sq M
 Garage = 385 Sq Ft / 35.76 Sq M
 Summer House = 93 Sq Ft / 8.64 Sq M
 Total = 2432 Sq Ft / 225.89 Sq M

Outbuildings are not shown in correct orientation or location.



BEDROOM 4: 11'0" x 8'8" Double glazed window to rear aspect with blinds overlooking garden, radiator, textured ceiling with coving, built-in wardrobe/storage cupboard, with hanging space and shelving, airing cupboard, panelled door.

OUTSIDE: To the left hand is a door to utility room, the driveway leads to the rear and garage, pedestrian access to either side of house, further door with porch over leading to hallway.

Directly to the rear of the property is a lowered terrace with brick retaining walls and steps leading to a large garden with crazy pave steps, shrubs and evergreens, the garden is on various levels and areas for al-fresco dining, the garden is enclosed by hedges on both sides, range of fruit trees.

SUMMER HOUSE: 9'8" x 9'8" Decked seating area to front, twin doors with windows to either side.

DETACHED DOUBLE GARAGE: 19'10" x 19'7" Twin up and over doors, side pedestrian door, windows to rear aspect.

AGENTS NOTES:

Council Tax Band E - Havant Borough Council

Broadband – ASDL/FTTC [Fibre Checker \(openreach.com\)](#)

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

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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.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg. No. 6792128. Registered Office: Parish Properties Ltd, 24 Park Road South, Havant, Hampshire, PO9 1HB, copyright © 2021 Fine & Country Ltd.



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