



32 Portsea View

Bedhampton | Hampshire | PO9 3FE

FINE & COUNTRY

# STEP INSIDE

## 32 Portsea View | Freehold | Council Tax Band G

An impressive four double bedroom detached family home built by David Wilson Homes as part of the 'One Eight Zero' development. No. 32 is offered in excellent condition with no forward chain and extensive far reaching views toward Langstone Harbour & the Solent. This is a unique development of enhanced specification bespoke homes that have been thoughtfully designed to offer high quality living, with private balconies, car parking, garaging and enclosed gardens. The accommodation is arranged over two primary floors providing 2441 sq ft of living space with a stylish, spacious, light and airy feel, having three reception rooms, a utility room, 26' kitchen / dining room and cloakroom on the ground floor with the master bedroom having an en-suite bathroom as well as access to its own private terrace, the three other bedrooms are serviced by a family bathroom, on the first floor. The property is offered with double glazing, gas fired central heating and fitted 'AEG' appliances. Being located within close proximity of commutable road links, shopping amenities, bus routes and recreation grounds as well as being on the doorstep of some stunning countryside such as the South Downs National Park, Langstone Harbour Nature Reserve and the South Coast primary cities, early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

**ENTRANCE:** Open fencing leading to lawned front garden with shrubs, evergreens and bushes, pathway leading to main front door and covered patio area to one side, to the left hand side is driveway with off road parking to the front of the garage, main front door with frosted panel leading to:

**HALLWAY:** 20'4" x 5'3" increasing to maximum 15'2" L shaped, large ceramic tiled flooring, radiator with cover over, ceiling spotlights, doors to primary rooms, built-in double doored storage cupboard with hanging rail and shelving, controls for central heating, dog-legged balustrade staircase rising to first floor with understairs storage cupboard.

**SITTING ROOM:** 16'7" x 14'10" Bi-folding double-glazed doors to front aspect leading to covered patio area with far reaching views between the houses opposite towards Langstone Harbour and Hayling Island in the distance, double glazed window to side aspect, radiator, panelled door.

**KITCHEN / DINING ROOM:** 26'6" x 12'4"  
**Dining area:** Ceramic tiled flooring, double glazed window to front aspect with views between the houses opposite towards Langstone Harbour and Hayling Island in the distance, radiator, panelled door, double glazed door to side aspect, peninsular style breakfast bar divide with quartz work surface leading to:

**Kitchen:** Range of matching white fronted units with quartz work surface, inset AEG induction hob with extractor hood, fan and light over, glass splashback, inset 1½ bowl sink unit with drainer to one side, integrated dishwasher with matching door, double glazed window to rear aspect, matching flooring, kick plate spotlighting and heating, ceiling spotlights, tall pull-out larder cupboards with central integrated fridge and freezer with matching door, wine cooler, chrome fronted power points, eye-level double oven and grill with storage cupboards over and under with larder style unit to one side, door to:







**FAMILY ROOM:** 10'8" x 10'6" Double glazed doors to rear aspect with windows to either side overlooking garden, radiator, part-glazed panelled door to kitchen, door to hallway.

**CLOAKROOM:** Low level w.c., with dual flush, ceramic tiled to half wall level, wash hand basin with mixer tap and cupboard under with mirror over, extractor fan, ceiling spotlights, chrome heated towel rail.

**UTILITY ROOM:** 9'7" x 5'1" Quartz work surface with cupboards over and under, one cupboard housing AEG washer/dryer, one wall mounted cupboard housing boiler supplying domestic hot water and central heating (not tested), frosted double glazed door to side aspect, matching tiled flooring, panelled door.

**STUDY / HOME OFFICE:** 10'6" x 9'9" Wood flooring, panelled door, double glazed window to rear aspect overlooking garden, ethernet/networking cable for high-speed LAN, radiator.

**FIRST FLOOR:** Landing with balustrade, doors to primary rooms, access to loft space via extendable ladder, wood flooring, radiator, built-in airing cupboard with housing hot water cylinder and pump with shelving.

**BEDROOM 4:** 13'8" x 10'8" Double glazed window to front aspect with views between houses adjacent towards the City of Portsmouth, Langstone Harbour and Hayling Island in the distance, radiator, recess for door opening.

**BEDROOM 3:** 12'6" x 11'2" Twin double glazed windows to rear aspect overlooking garden, radiator, range of built-in wardrobes to one wall with hanging space and shelving, panelled door.

**BEDROOM 1:** 22'7" x 16'10" Range of built-in wardrobes to one wall with hanging rails and shelving, two with mirror fronted doors, double glazed window to front aspect with far reaching views, radiator, further range of built-in wardrobes with hanging rails and shelving and mirror fronted doors, door to en-suite bathroom, primary bedroom area, double glazed windows to side aspect with far reaching views, bi-folding doors to front aspect leading to:

**COVERED TERRACE:** Far reaching views between houses opposite towards Langstone Harbour, the City of Portsmouth and Hayling Island in the distance, power points.





**EN-SUITE BATHROOM:** White suite comprising: double ended panelled bath with mixer tap and shower attachment, fully ceramic tiled to walls, double glazed frosted window to side aspect, close coupled w.c., vanity unit with rectangular wash hand basin, mixer tap and drawers under with large mirror over, chrome heated towel rail, shower cubicle with sliding panelled door and drench style hood, ceiling spotlights, extractor fan.

**FAMILY BATHROOM:** White suite comprising: double ended panelled bath with mixer tap and shower attachment, fully ceramic tiled to floor and walls, double glazed frosted window to rear aspect, close coupled w.c., with dual flush, wash hand basin with mixer tap and drawer under, shower cubicle with sliding panelled door and drench style hood, chrome heated towel rail, ceiling spotlights, extractor fan.

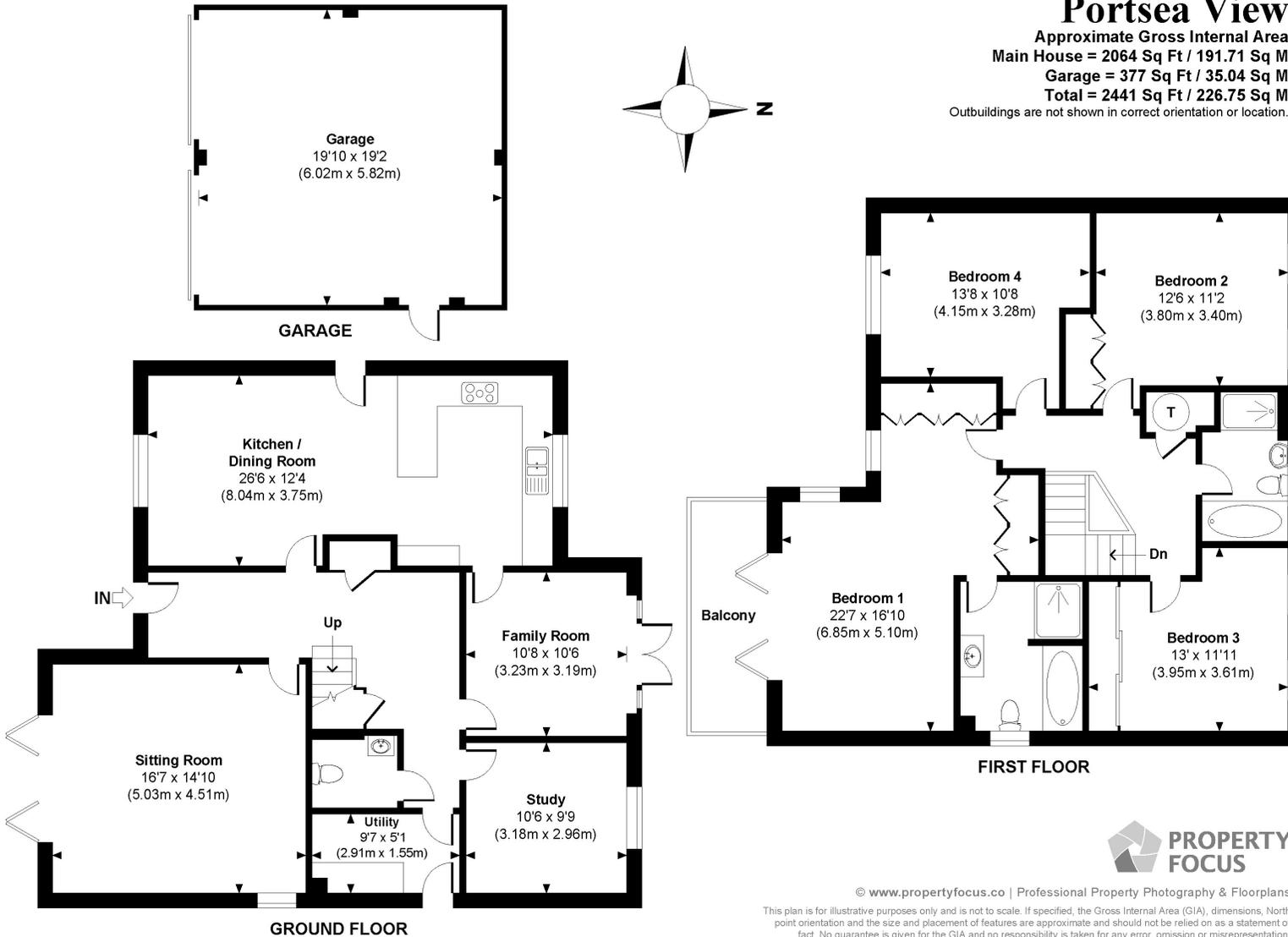
**BEDROOM 3:** 13'0" x 11'11" Twin double glazed windows to rear aspect overlooking garden, radiator, panelled door, range of frosted mirror fronted sliding doored wardrobes to one wall with hanging rails and shelving.

**OUTSIDE:** To the front is a paved terraced area accessible from the living room with cover over. On the first floor accessible from the main bedroom is a terrace with outstanding far-reaching views. Directly to the rear is a patio area running along the width of the property leading to lawned garden with high bank, shrubs and bushes, the garden is enclosed by fence panelling on both sides.



# Portsea View

Approximate Gross Internal Area  
 Main House = 2064 Sq Ft / 191.71 Sq M  
 Garage = 377 Sq Ft / 35.04 Sq M  
 Total = 2441 Sq Ft / 226.75 Sq M  
 Outbuildings are not shown in correct orientation or location.



**GARAGE:** 19'10" x 19'2" Twin doors to front aspect, side pedestrian door.

**SERVICE CHARGE:** £600PA (approx.) to Remus Management for communal areas.

**TO FIND THE PROPERTY:** From our office proceed along the Havant Road in a easterly direction taking the last road on the left hand side before the roundabout junction with the A3, bear left into the 180 development, continue towards the top of the hill where No. 32 at the eastern end of the third cul-de-sac on the right-hand side.

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

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