



28 Portsea View

Bedhampton | Hampshire | PO9 3FE

FINE & COUNTRY

STEP INSIDE

28 Portsea View | £800,000 | Freehold

This modern detached home is situated in a primary elevated hill slopes location towards the top of this prestigious development on Portsdown Hill, it benefits from far reaching views and is offered in excellent condition with floor coverings throughout, fitted kitchen appliances, a garage and views towards the City of Portsmouth, Langstone Harbour, Hayling Island and the Solent in the distance. The house has a southerly facing aspect, with the main bedroom having a balcony and panoramic views, it is located within easy access of commutable road links to the south coast major cities such as Portsmouth, Guildford, Chichester & Southampton. Havant railway station is just over 2 miles away with the mainline rail link to London Waterloo in approximately 1 hour & 20 minutes. Langstone Harbour Nature Reserve, Hayling Island with its water sports and Portsdown Hill with outstanding views over the City of Portsmouth are all nearby. The accommodation has 1624 sq ft of living space arranged over two floors and comprises; hallway, cloakroom, dining room, study, sitting room and 16' open plan kitchen incorporating breakfast room and a separate utility room on the ground floor with four bedrooms, the primary one having en-suite shower room and a family bathroom on the first floor. Early internal viewing of this impressive family home is strongly recommended in order to appreciate both the accommodation and location on offer.

ENTRANCE: Shared tarmac driveway leading to private off-road parking with brick paviour parking spaces for two cars to front of garage with side pedestrian gate leading to rear

garden, lawned garden with mature hedges on two sides, veranda over patio area with balcony above, covered porch with light, main front door with frosted glazed panel leading to:

HALLWAY: Tiled flooring, ceiling spotlights, smoke alarm, balustrade staircase rising to first floor, radiator, doors to primary rooms, built-in storage cupboard with alarm panel.

STUDY: 7'1" x 6'2" Full height double glazed window to front aspect with outstanding views towards Langstone Harbour and Hayling Island in the distance, panelled door, radiator, chrome fronted power points, T.V point, fast fibre cable via Virgin (subject to renewal).

SITTING ROOM: 16'7" x 12'2" Full height bi-folding doors to front aspect leading to terrace with outstanding views towards Langstone Harbour and Hayling Island in the distance, two radiators, power points, double glazed window to side aspect, chrome fronted power points, T.V point, door leading to:

DINING ROOM / SNUG: 10'7" x 8'6" Double glazed window to rear aspect overlooking garden with radiator under, chrome fronted power points, T.V point, panelled door, square opening leading to breakfast area.

KITCHEN INCORPORATING BREAKFAST ROOM: 16'10" x 15'7" maximum, decreasing to 10'1" at narrowest point.

Breakfast room: Full height double glazed doors with windows to either side leading to rear garden, tiled flooring, radiator, chrome fronted power points, T.V point, door to hallway, radiator, peninsular style divide leading to:







Kitchen: Comprehensive range of matching grey fronted floor soft close units with granite work surface, inset 1½ bowl sink unit with mixer tap and granite drainer to one side, range of integrated appliances including dishwasher with matching door, range of cupboards, wine cooler, double glazed window to rear aspect, five ring Neff gas hob with AEG electric double oven under, glass splashback, AEG extractor hood, fan and light over, tall integrated AEG fridge and freezer with matching door, cupboards with range of shelving and pull-out soft close drawers, larder style cupboard, chrome fronted power points, ceiling downlighters, matching tiled flooring, kick plate spotlighting, square opening leading to:



UTILITY ROOM: 5'4" x 5'0" Door with double glazed panels leading to side, integrated washing machine with matching door, one wall mounted unit housing boiler supplying domestic hot water and central heating (not tested), chrome fronted power points, tiled flooring, radiator.

CLOAKROOM: Ceramic tiled to half wall level, corner wash hand basin with mixer tap and curved cupboards under, low level w.c., with dual flush, extractor fan, ceiling spotlights, tiled flooring.

FIRST FLOOR: Landing with balustrade, smoke alarm, access to loft space, radiator, built-in double doored airing cupboard with hot water cylinder and shelving over and pump system, chrome fronted power points.

BEDROOM 2: 12'9" maximum x 11'9" decreasing to 10'0" Range of built-in floor to ceiling wardrobes to one wall with hanging space and shelving and brushed steel handles, double glazed window to side aspect with blind, twin double glazed windows to front aspect outstanding views over roof tops towards Langstone Harbour and Hayling Island in the distance, radiator, panelled door, chrome fronted power points, T.V point.



BEDROOM 4: 10'3" x 9'9" Twin double glazed windows to rear aspect overlooking garden, radiator, chrome fronted power points, T.V point, panelled door.

FAMILY BATHROOM: White suite comprising; panelled bath with mixer tap and separate shower over with rail and curtain, ceiling spotlights, tiled flooring, double glazed frosted window to rear aspect, fully ceramic tiled to walls,





shaver point, chrome heated towel rail, wash hand basin with drawer under, close coupled w.c., with dual flush.

BEDROOM 3: 11'0" x 10'5" Twin double glazed windows to rear aspect overlooking garden, radiator, panelled door, chrome fronted power points, T.V point.

BEDROOM 1: 14'5" x 12'4" Full height range of wardrobes to one wall with hanging space and shelving, brushed steel handles, double glazed window to side aspect, panelled door, chrome fronted power points, T.V point, built-in shoe cupboard over stairwell, radiator, door to en-suite, double glazed bi-folding doors leading onto roof terrace with outstanding views over roof tops towards Langstone Harbour, the City of Portsmouth, Hayling Island and the Isle of Wight in the distance.

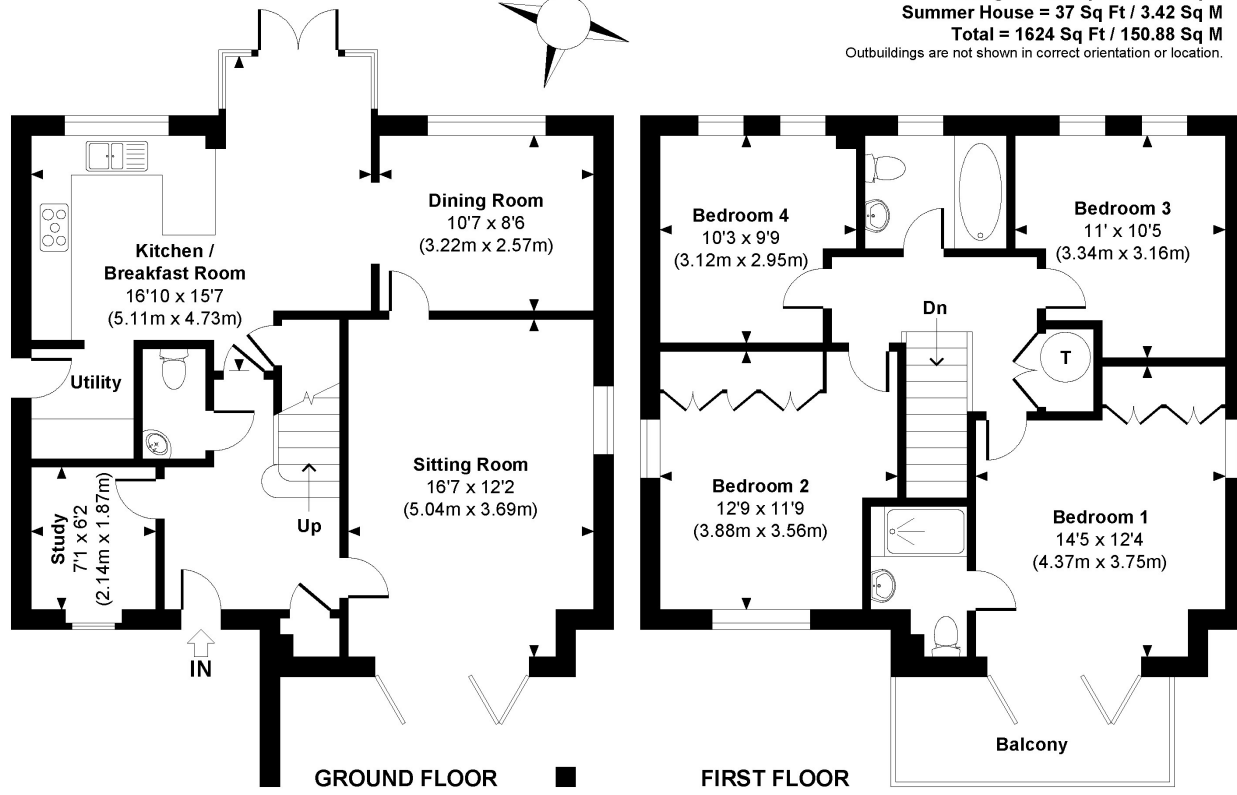
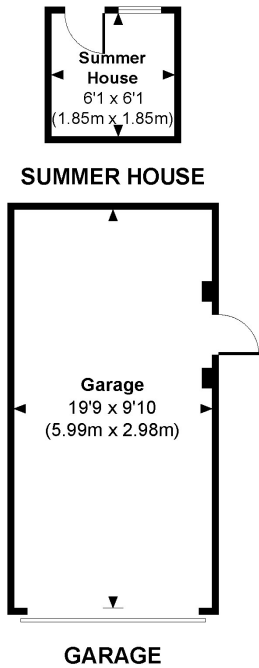
EN-SUITE SHOWER ROOM: Fully ceramic tiled to floor and walls, large shower cubicle with sliding door, wall mounted controls with drench style hood, ceiling spotlights, extractor fan, pedestal wash hand basin with mixer tap, chrome heated towel rail, close coupled w.c., with dual flush, panelled door.

OUTSIDE: Directly to the rear of the property on the left-hand side is a concrete plinth with wooden built chalet style summer house 6'1" x 6'1", wrapping round to a large patio area with canvas covered pergolas



Portsea View

Approximate Gross Internal Area
 Main House = 1395 Sq Ft / 129.61 Sq M
 Garage = 192 Sq Ft / 17.85 Sq M
 Summer House = 37 Sq Ft / 3.42 Sq M
 Total = 1624 Sq Ft / 150.88 Sq M
 Outbuildings are not shown in correct orientation or location.



leading onto lawned garden with range of planters, shrubs and bushes, to the right hand side of the property is a wooden built garden shed, double waterproof power socket, outside tap.

GARAGE: 19'9" x 9'10" Remote control up and over door, access to storage eaves over, power points, pedestrian door to side.

COMMUNITY CHARGES: The estate is privately owned, the residents pay a charge of approx. £578.86 per annum to cover the costs relating to the communal gardening, lighting, insurance and rental of the adjacent land. The estate is managed by Remus Management.

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 into Bedhampton Hill before the junction for the A3(M), bear immediately left into Portsea View where No.28 can be found on the right hand side approx. ¼ of the way up the estate.

AGENTS NOTES:

Council Tax Band F – Havant Borough Council

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

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))

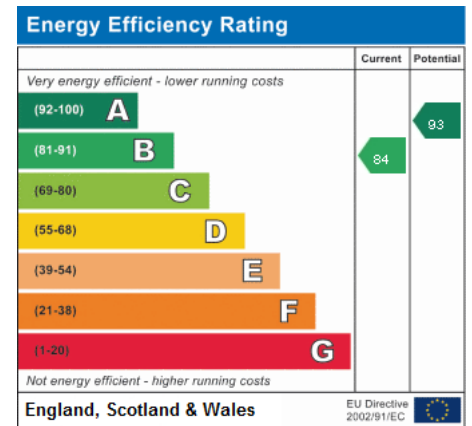


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