



22 Bellair Road | Havant | Hampshire | PO9 2RG

FINE & COUNTRY

22 Bellair Road, Havant

Freehold | Council Tax Band G

Offering all the style of a true character period property with the benefits of a modern interior, this spacious family home stands in one of Havant's premier roads, just to the south of the town centre and within a short stroll of all its amenities and mainline station.



Built in the early 1930s and standing in one of Havant's premier roads, this unique home offers its next resident family a spacious and stylish home.

Recent works have been carried out with a great deal of consideration to the period of the property. Whilst the kitchen and bathrooms are newly fitted, their designs are tastefully in keeping with the true character of the house as is the leaded-light windows with shutters, wood-panelled walls in the hallway and stripped floorboards.

With about 2322 sq. ft. there is ample room for a growing family, with flexible accommodation. Whether the requirement is for three bedrooms and four reception rooms, or for five bedrooms and two reception rooms, the layout of the accommodation would suit either.

Situated just to the southern outskirts of the town centre, all amenities are within a short stroll, as is the mainline railway station with regular services to London in about 1 hr 20 mins. Road communications are excellent with access to the M27 south-coast road and the A3 to London within a few minutes of the property.

Being within a short distance of the coast, there are many opportunities for family leisure pursuits such as surfing and sailing, with several excellent sailing clubs in the area, or just lazy sunny days at the beach. A reasonable drive takes you to the vast open spaces of The South Downs National Park and the well-established Warblington Lawn Tennis Club is close by.



Step through the front door, with its leaded light windows, into the roomy hallway and you immediately have a flavour of the clever styling of the interior. Warm tones have been used throughout the ground floor, and they work very well within this 1930s setting.

The *Sitting Room* is situated at the rear of the house. A feature wall with custom-made cabinets, inset wood-burning stove and built-in wood store create a backdrop to this large but cosy space. This feels like a room you would want to be in on a cold winters night, whilst the large doors into the garden will transform it in the warmer months. From here a door leads through to the *Study* with patio doors leading onto a quiet corner of the garden, making this an ideal spot to work from home.

The *Kitchen/Dining Room* is, as expected, the hub of the home. This area is well-designed to take full advantage of the outdoors. Wall-to-wall windows and a large roof lantern over the dining area allow for a great deal of natural light to flow in, and views over the garden throughout all the seasons.

The kitchen area is well fitted with an excellent range of tonal light and dark blue wooden units, complimented by Oak open-display shelving and light granite work-tops. There is a corner pantry, full height sliding storage cupboards, pan drawers and ample wall and base storage units. A central island houses the Neff electric hob whilst the ovens are set within a tower unit. Adjoining the central island is an Oak breakfast bar with storage and wine cooler below.



There are two additional reception rooms currently used as bedrooms, ideal for guests or dependant relatives as they benefit from the recently refitted ground-floor *Shower Room*. Their use can be flexible in accordance with needs. The next resident family may have a wish/need for a kids playroom or teenagers den or another home work space.

At the end of an inner hallway, is the *Utility Room* with a good range of built in wooden units with an Oak worktop and plumbing for appliances below. From here a door leads onto a paved area and to the garden beyond. To the other side of the inner hallway is the converted garage, now is use as a personal studio. This area offers many option for use, again dependent upon personal needs and wishes.







Rising to the upper floor, the *Main Bedroom* enjoys a double aspect and is a large bright space, and with stripped and whitewashed floorboards there is a charming Scandi feel here. To one end is a bank of mirrored built in robes and a corner washbasin area.

Bedroom 2 & 3 are both generous in proportions, with fitted robes. The *Family Bathroom*, with lower wood-panelling to the walls, has both a bath and a large shower cubicle.





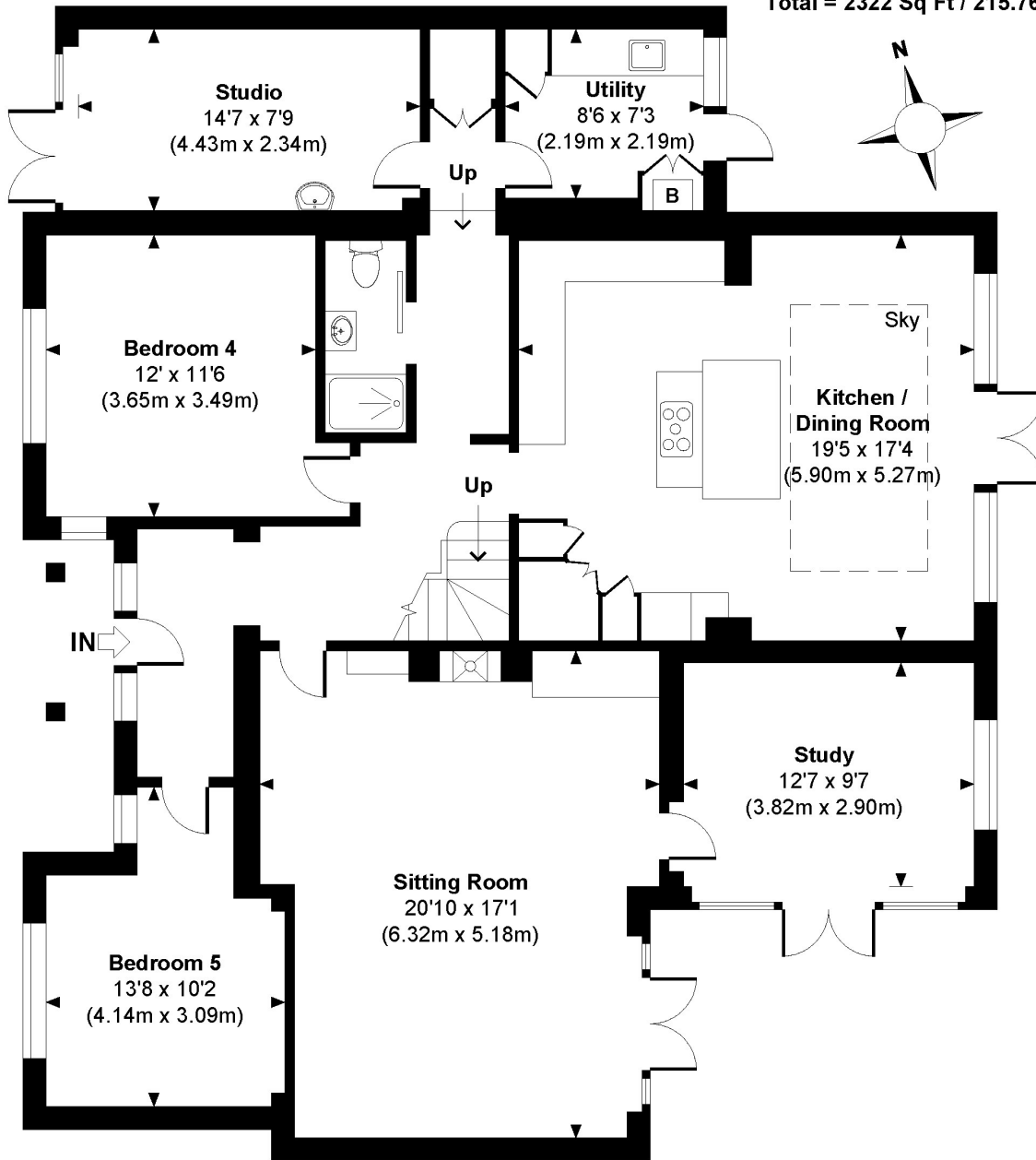
To the front is a large gravelled driveway allowing parking for 3 cars. Adjoining, is a lawned area with a shrub border and side gate giving access to the back of the house.

To the rear, there is an expanse of lawn with borders of mixed mature trees and shrubbery, enclosed by close-boarded fencing. A raised decked terrace adjoins, and can be accessed from, the kitchen/breakfast room. A second paved patio area adjoins the sitting room and the study, whilst to the other side is a further large paved area which leads round to the utility room. There is a wooden shed and wood stores to both the front and rear of the house.

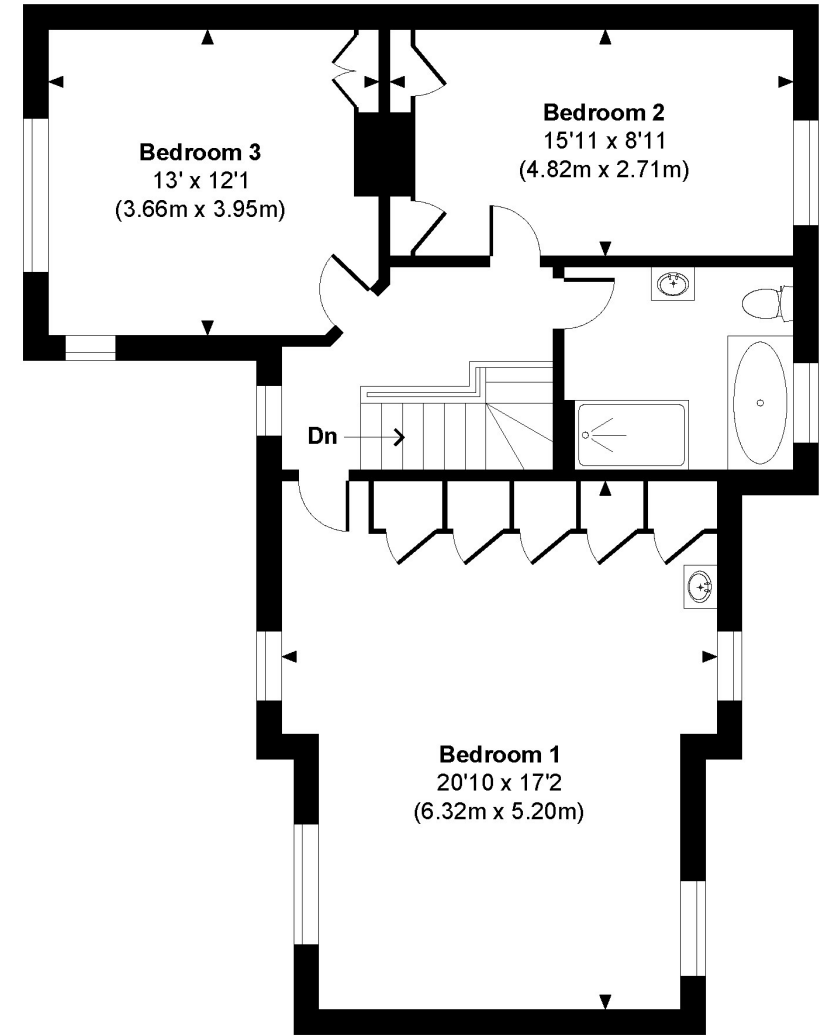
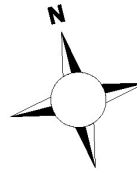


Bellair Road

Approximate Gross Internal Area
Total = 2322 Sq Ft / 215.76 Sq M



GROUND FLOOR



FIRST FLOOR



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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.

Location, Location, Location!

Havant - Offers a good selection of retail and recreational facilities and a mainline station with regular services to London in about 1 hr 20 mins.

Emsworth (c.1.5 mls) A small harbour town with a variety of independent stores and restaurants, two sailing clubs and access to coastal footpaths.

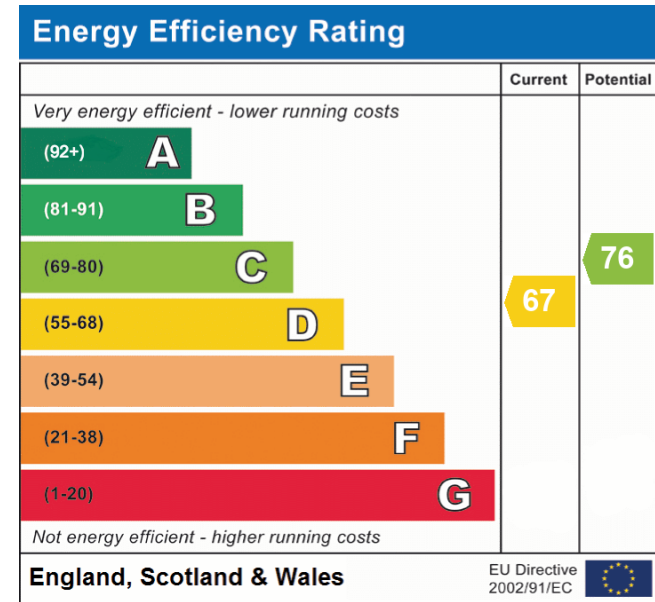
Chichester (c. 10 mls) The historic Cathedral City, is close by with its extensive array of shopping and dining options, Festival Theatre offering exceptional quality productions and Pallant House Gallery displaying on the best art collections in the country.

www.visitchichester.org

Goodwood (c. 12 mls) World renowned as a sporting estate, has brought together a spectacular range of sporting activities including horseracing, motor racing, golf, flying, and shooting, as well as attracting over half a million visitors each year to its festival events: The Festival of Speed, The Goodwood Revival and the Glorious Goodwood Horseracing event.

The Nearby Coastline has long since been a great attraction for water enthusiasts and families enjoying days out. Walkers can enjoy the miles of coastal footpaths and those keen on sailing have a choice of clubs at Emsworth, Hayling Island and Chichester.

Directions: From A27 exit for Emsworth/Havant town centre: Continue over the traffic lights (with the One Stop on the right) and proceed along Emsworth Road. After passing the Wheelwrights Arms on the right, take the next right turning onto Bellair Road.



Additional Information

Havant Borough Council
Council Tax Band 'G'
EPC Rating: 'D'
Tenure: Freehold
Services: all mains
Gas-fired heating



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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