



39 Portsea View

Bedhampton | Hampshire | PO9 3FE

FINE & COUNTRY



# STEP INSIDE

39 Portsea View | £1,250,000 | Freehold

When you are looking for a home with the 'wow factor' then look no further, this outstanding, extended house is located in an elevated position with far reaching views towards Langstone Harbour, the Solent and the Isle of Wight in the distance, sitting proudly towards the top of Portsdown Hill it backs on to woodland. This imposing home represents a unique opportunity to buy an extended home which was constructed in 2018 by David Wilson Homes and has been extended and improved by the current owners and finished with exceptional attention to detail. Many of us like to cultivate a touch of luxury in our lives, what better way in owning a spacious, modern home particularly it is one that enjoys a special setting of unspoilt views from its elevated setting. To the rear of the property is a split level garden with a private driveway and double garage, however the back of the house, which the primary rooms all facing towards Langstone Harbour with two raised roof top terraces, as well as covered areas for 'al fresco' dining with steps leading to the lower lawn. The accommodation provides over 2779 sq ft of living space arranged over two primary floors with light and airy rooms, offering the flexibility demanded by modern families. There are three separate reception areas, a large well-equipped kitchen with a selection of appliances incorporating dining and living area, utility room and cloakroom on the ground floor. On the first floor are five bedrooms, three bathrooms and a feature vaulted ceiling sky room which has outstanding open space for entertaining and breathtaking views.

There are a number of amenities close by

including Havant Railway Station for those commuting to London on the fast service, Hayling Island with its renowned water sports, the historic Naval city of Portsmouth as well as the South Downs National Park, there are also leisure facilities including golf courses, racing at Goodwood, sailing from Port Solent and those looking for schooling; there are a number of highly regarded schools all within easy commutable distance including Churcher's School, Ditcham Park, Portsmouth Grammar School and High Schools. Early internal viewing of this executive home is strongly recommended in order to appreciate both the accommodation and location on offer.

**ENTRANCE:** Open fencing with hedges to either side with central pathway and lawned gardens to either side, leading to covered porch with lighting, wood cladding, main front door leading to:

**HALLWAY:** Ceramic tiled flooring, radiator, balustrade staircase rising leading to galleried landing over, glass fronted understairs wine cellar with inset lighting and door to one side, ceiling spotlights, wired-in alarm.

**CLOAKROOM:** Large gloss tiled flooring, tiled to half wall level, chrome heated towel rail, corner wash hand basin with cupboards under, close coupled w.c., double glazed frosted window to front aspect.

**STUDY:** 9'5" x 7'11" measurements do not include recessed area for door opening, (11'8" max) double glazed window overlooking front garden, radiator, built-in double doored cupboard with shelving and shoe store.













**SNUG:** 12'6" x 9'10" Double glazed window overlooking front garden and woodland beyond, radiator, low level storage cupboards with wiring for T.V. and cupboards over, dimmer switch, interlinking door leading to kitchen.

**OPEN PLAN KITCHEN / DINING & LIVING AREA:**

Arranged as three separate areas.

Living room opening directly onto dining room and kitchen with a maximum width of three adjoining rooms 34'7".

**LIVING ROOM:** 17'4" x 11'8" Bi-folding doors leading to raised terrace with outstanding views over the garden towards Langstone Harbour, Hayling Island, the City of Portsmouth and Isle of Wight beyond, low level media shelf, false chimney breast and log effect fire, double glazed window to side aspect, chrome fronted power points, ceiling spotlights, square opening leading to:

**DINING ROOM:** 10'10" x 10'6" Square opening leading to hallway, matching flooring, tall contemporary style radiator, double glazed square bay with full height glazed panels and twin central doors leading to terrace and rear garden with matching outstanding views, ceiling spotlights, opening to:

**KITCHEN:** 14'2" x 12'6" measurements do not include lobby area with doorway to snug. Comprehensive range of matching tall and floor units with granite work surface, integrated dishwasher, fridge and freezer with matching doors, inset 1½ bowl sink unit with mixer tap and granite drainer to one side, double glazed window with outstanding views over terrace, corner unit with boiler supplying domestic hot water and central heating (not tested), chrome fronted power points, inset five ring AEG gas hob with AEG extractor hood, fan and light over, tall larder style cupboards with range of shelving, double glazed window to side aspect, eye-level AEG double oven and grill with cupboards over and under, ceiling spotlights, wired-in alarm, central island with wine cooler and cupboards under and breakfast bar to one side, matching flooring with kick plate lighting, radiator.

**LOBBY AREA:** Large double doored storage cupboard, door to:

**UTILITY ROOM:** 7'7" x 5'6" Double glazed door to side aspect to covered porch and car parking, range of matching







wall and floor units with granite work surface, inset single bowl sink unit with mixer tap and drainer to one side, integrated washing machine with matching door, chrome fronted power points, matching flooring, radiator, extractor fan.

**FIRST FLOOR:** Wrap around galleried landing with balustrade, radiator, wired-in alarm, double doored airing cupboard with hot water cylinder and shelving.

**SKY LOUNGE:** 20'3" x 22'10" Vaulted ceiling measuring approximately 13'9" in height. Double glazed window to front aspect with plantation shutter blinds and radiator under, wooden flooring, large bi-folding doors with triangular glass over with outstanding views over farmland and roof tops towards Langstone Harbour, Hayling Island, the City of Portsmouth and Isle of Wight beyond, radiator, central glass front feature fire, chrome fronted power points, ceiling spotlights, central skylight window, to the rear is a matching window with plantation shutter blinds and radiator under, full height glass panels and triangular glazed panels over, window to one side, zoned lighting with dimmer switches.

**BEDROOM 3:** 9'6" x 9'4" Bi-folding doors leading to roof terrace with balustrade and glazed screens and pitched roof over with outstanding views over farmland, roof tops towards Langstone Harbour, Hayling Island, the City of Portsmouth and Isle of Wight beyond, radiator.

**SHOWER ROOM:** Fully ceramic tiled to floor and walls, large shower cubicle with wall mounted controls and drench style hood, chrome heated towel rail, close coupled w.c., wash hand basin, mixer tap and cupboards under, shaver point and mirror over, ceiling spotlights, extractor fan.

**BEDROOM 4:** 12'7" x 10'0" Double doored built-in wardrobe to one wall with hanging space and shelving, twin double glazed windows to rear aspect overlooking woodland and hillside, radiator.

**BEDROOM 5:** 9'4" x 7'7" Double glazed window to front aspect with blinds and outstanding views, radiator.

**BEDROOM 2:** 11'10" x 11'6" Twin double glazed windows to rear aspect overlooking woodland and hillside, range of floor to ceiling built-in wardrobes to one wall with hanging space and shelving.

**FAMILY BATHROOM:** 10'0" x 7'7" Double glazed frosted window with blinds to front aspect, fully ceramic tiled to floor and walls, close coupled w.c., wash hand basin with mixer tap with drawer under, double ended panelled bath with mixer tap and shower attachment, corner shower cubicle with wall mounted controls and drench style hood, chrome heated towel rail, gloss tiled flooring.







**BEDROOM 1:** 11'6" to front of built-in wardrobes (13'5" max.) x 11'6" Range of floor to ceiling built-in wardrobes to one wall with hanging space and shelving, double glazed window to side aspect, bi-folding doors leading to roof terrace with balustrade and glass screens with outstanding views over the garden, farmland, towards Langstone Harbour, Hayling Island, Portsmouth and the Isle of Wight in the distance, door to:

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

**OUTSIDE:** To the right hand side of the property is a brick paved hardstanding area with covered porch over to the front of the garages, external meter cupboards, lighting, arched topped pedestrian gateway leading to covered walkway to rear garden and garage.

**OUTSIDE:** To the rear is a raised terrace with central steps leading down to the lawned garden, covered terraces to the front of the kitchen window and living room, the garden is enclosed by mature shrubs, evergreens and bushes, to one end of the garden is a large covered 'al-fresco' decked dining area measuring approximately 16'10" x 10'0", outside heating an lighting, shallow pond with circular chrome water features.

**DOUBLE GARAGE:** 19'9" x 19'2" Twin up and over doors with central pillar, lighting, power points.

**COMMUNITY CHARGES:** The estate is privately owned, the residents pay a charge of approx. £650.00 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.

**AGENTS NOTES:** Council Tax Band G – 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))

**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, follow the road to the top and bear left where No.39 can be found on the left hand side.

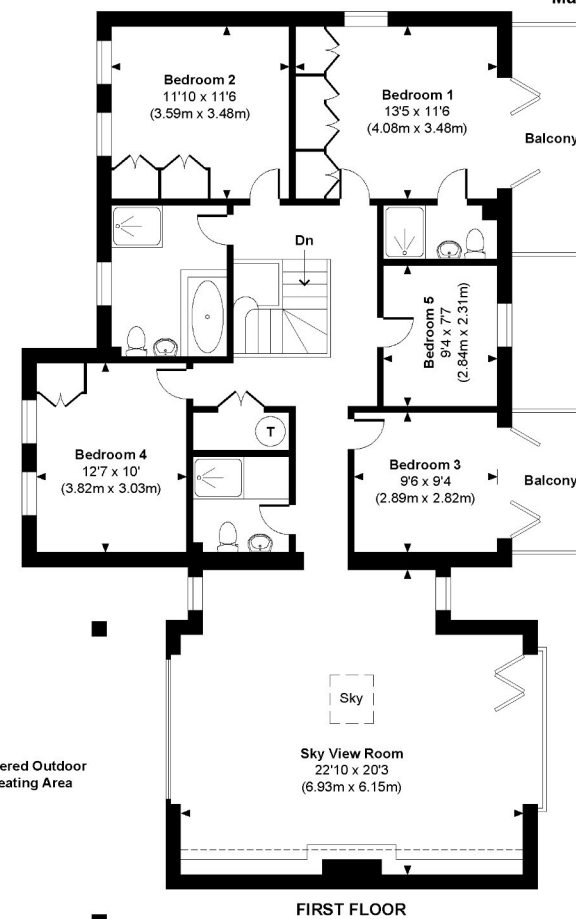
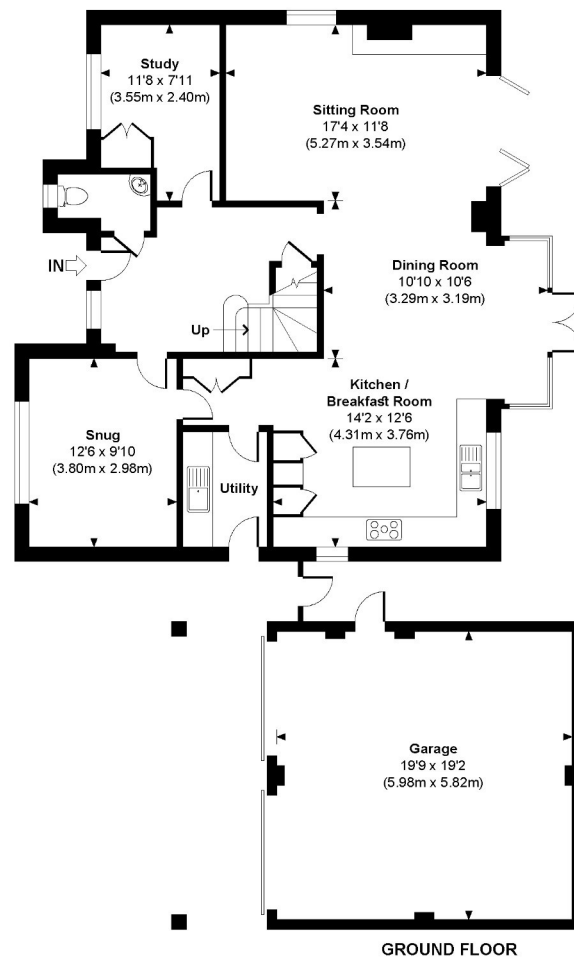


Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. 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, copy-right © 2021 Fine & Country Ltd.

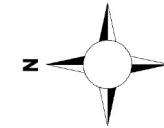




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	<b>93</b>
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		



**Portsea View**  
 Approximate Gross Internal Area  
 Main House = 2404 Sq Ft / 223.33 Sq M  
 Garage = 375 Sq Ft / 34.80 Sq M  
 Total = 2779 Sq Ft / 258.13 Sq M  
 Includes areas with restricted room height.



© www.propertyfocus.co | Professional Property Photography & Floorplans  
 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.

follow Fine & Country Southern Hampshire on



Fine & Country Southern Hampshire  
 141 Havant Road, Drayton, Hampshire PO6 2AA  
 023 93 277277 | drayton@fineandcountry.com

