

GUIDE PRICE

£500,000

South Road

Horndean, PO8 0EP

PROPERTY SUMMARY

Located in a very popular and quiet location in Horndean we are delighted to offer for sale this fabulous 3 bedroom detached property In South Road. This extended home with stunning views over Catherington Lith Nature Reserve offers lots of potential to develop further and internal viewings are essential to fully appreciate all this charming property has to offer. The property benefits from 3 bedrooms, family bathroom, separate WC, large lounge and a kitchen/dining room. Externally there is a large private rear garden, a double garage with additional parking and a balcony offering views over the Lith and towards Portsmouth. The property is offered for sale with no forward chain and early interest is expected.





PORCH Window to side aspect, cupboard housing electrics, door to:

ENTRANCE HALL Radiator, access to loft hatch, door to:

BEDROOM 3 8' 8" x 7' 2" (2.64m x 2.18m) Window to front aspect, radiator.

BEDROOM 2 11' 3" x 9' 11" (3.43m x 3.02m) Window to front & side aspect, radiator, built in wardrobes.

BEDROOM 1 16' 2" x 9' 7" (4.93m x 2.92m) Dual windows to side aspect, 2 sets of radiators.

WC Window to side aspect, radiator, wash hand basin, W.C.

BATHROOM Window to side aspect, radiator, panelled bath with shower over, wash hand basin, W.C, walk in shower cubicle that is tiled surround, door to storage cupboard housing water tank.

KITCHEN/DINER 22' 0" x 9' 5" (6.71m x 2.87m) Window and doors to side aspect, sliding double doors to rear garden, slide doors to side leading into lounge, radiator, built in oven, gas hob with hood above, a range of wall and base units incorporating 1 1/2 sink unit with integral draining board, integrated fridge/freezer, part tiled surround.

LOUNGE 19' 6" x 13' 8" (5.94m x 4.17m) Two sets of windows to side aspect, sliding double door to rear aspect looking into garden, radiator, brick built gas fireplace.

OUTSIDE

FRONT GARDEN Driveway parking for multiple vehicles, outside lights surrounding the property, selection of mature trees, plants & flowers, access to the side of the property, gated access leading to rear garden.

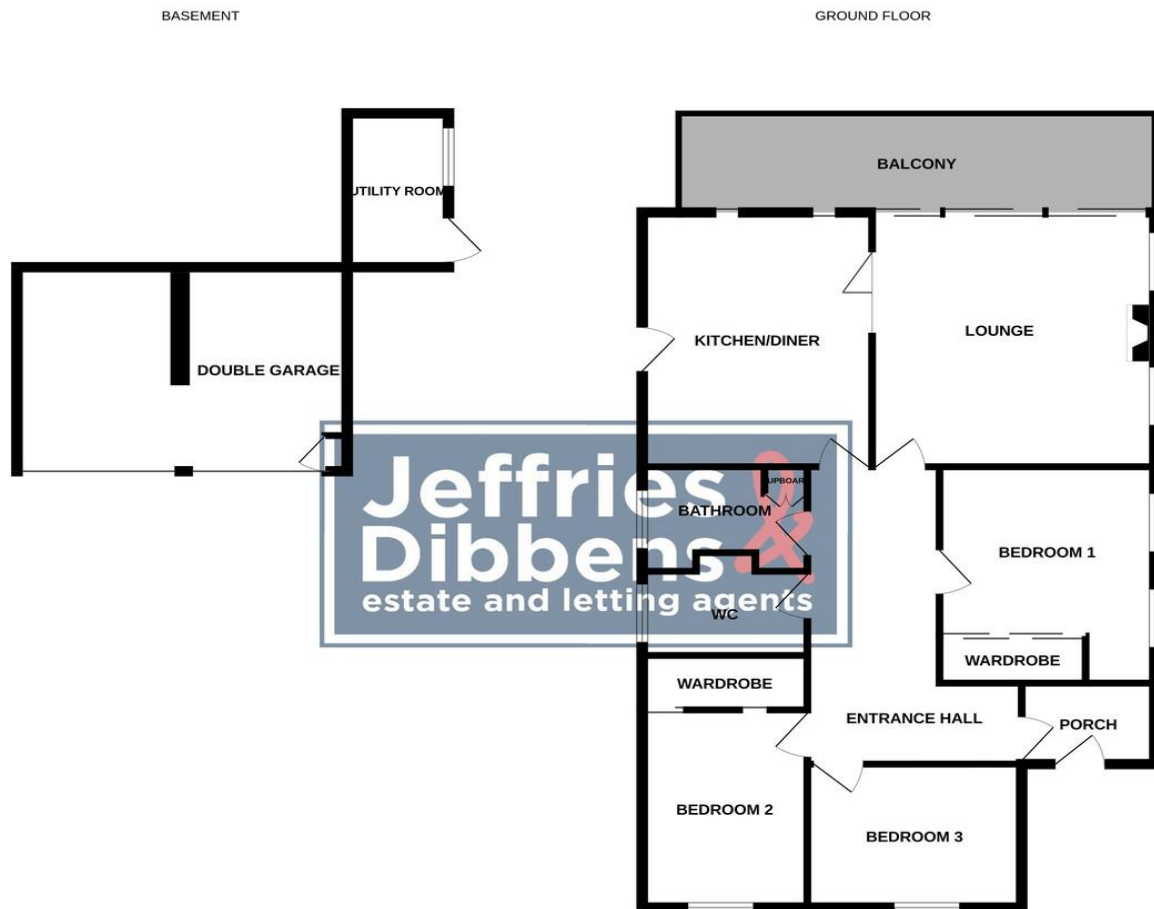
REAR GARDEN Just under 1/5 of an acre of a garden with a range of mature tree's, plants and flowers, mostly laid to lawn, pond, access to double garage, access to utility room, gated access to the front & side aspect leading to hard stand parking, outside tap, stairs leading up to balcony.

BALCONY Patio area over looking rear garden, 2 x awning's, steps down to rear and side aspect.

DOUBLE GARAGE 18' 00" x 15' 09" (5.49m x 4.8m) 2 x up and over doors, light, wood work bench, wooded racking, door to:

WC Part tiled, light, WC

UTILITY 11' 01" x 6' 06" (3.38m x 1.98m) Window to side aspect, radiator, tiled flooring, sink unit with taps and cupboards under, two integral draining boards, plumbing & space for washing machine, space for tumbler dryer.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY

East Hampshire District Council

TENURE

Freehold

COUNCIL TAX BAND

Band D

VIEWINGS

By prior appointment only

EPC TO FOLLOW

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
Dibbens**
estate and letting agents

OFFICE ADDRESS

226 London Road, Waterlooville,
Hampshire, PO7 7HP

CONTACT

023 9223 1100
waterlooville@jeffries.co.uk
www.jdea.co.uk