



17 Berkeley Square, Warblington, Havant, PO9 2RT



DETACHED FAMILY HOME..... This attractive, Detached House, is set in a Generous Garden plot and has Two Large Reception Rooms, Three Bedrooms and a Garage with shed/workshop. The large Sitting Room has patio doors opening on to the rear garden. Both gardens to the front and rear are generous in terms of width and length.

This property provides an opportunity to create a lovely family home. It would be ideal for extending and updating, subject to the usual planning consents. It is also situated close to local schools and to major road & rail links. **VIEWING RECOMMENDED.**

- PRIME LOCATION
- DETACHED HOUSE
- GENEROUS GARDEN PLOT
- TWO RECEPTION ROOMS
- THREE BEDROOMS; BATHROOM
- GARAGE & DRIVEWAY
- GAS HEATING; DOUBLE-GLAZING
- NO FORWARD CHAIN

Asking Price
£499,995
Freehold





ACCOMMODATION

Ground Floor:

- Entrance Lobby
- Dining Room
- Sitting Room with fireplace & patio doors to rear garden
- Kitchen
- Cloakroom



First Floor:

- Bedroom 1
- Bedroom 2
- Bedroom 3
- Family Bathroom
- Eaves Storage/Cupboard

Exterior:

- Front Garden, lawned with hedging & mature shrubs
- Front Drive/ Parking
- Garage
- Shed/Workshop
- Rear Garden with patio area, lawned, small trees, hedging & mature shrubs/plants





LOCATION

Berkeley Square is a much requested residential location . Nearby there is a local convenience store & pub, with Havant town also offering a range of shops including Waitrose, Marks & Spencer, and Tesco. There is a local senior school.

Well placed for access to major road links including the A27, M27 & A3. Warblington Rail Station is a short walk away and the main London railway lines for Waterloo & Victoria as well as Brighton, are at nearby Havant Station.

There is a short walk over a footbridge in nearby Pook Lane that takes you towards the foreshore. The South Downs are also within easy reach for country walks & cycling.

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Approximate Gross Internal Area = 102.6 sq m / 1104 sq ft

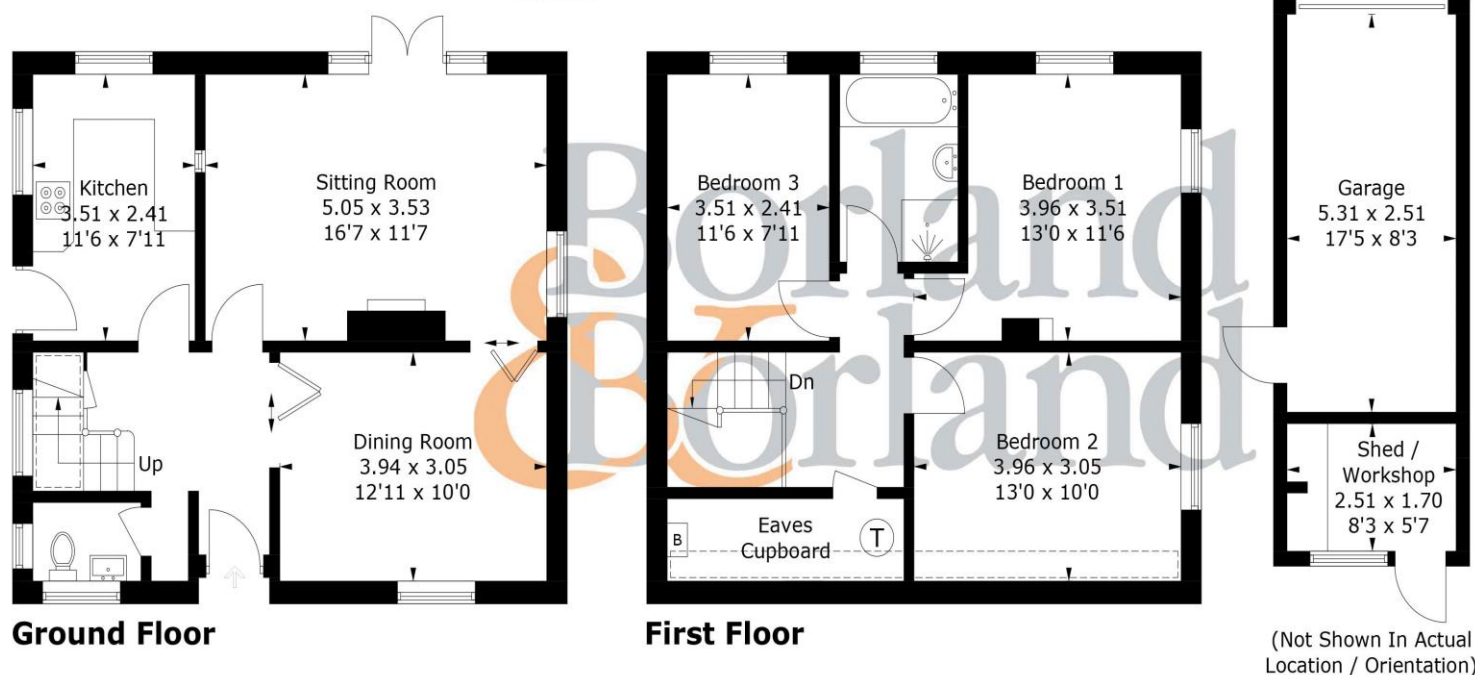
Garage / Shed / Workshop = 17.5 sq m / 188 sq ft

Total = 120.1 sq m / 1292 sq ft

(Including Eaves Cupboard)



 = Reduced headroom below 1.5m / 5'0



Directions
SAT NAV: PO9 2RT

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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1120994)

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