



Bellair Road

Havant, PO9 2RG

Asking Price Of

£699,995

Immaculately presented four bedroom detached house, situated in one of the most desirable roads in Havant, Bellair Road. Close to the mainline train station at Havant, and within easy reach of the A27, it must be viewed to appreciate all that it has to offer.



Property Features

- Immaculate Order Throughout
- Four Bedrooms
- Refurbished Bathrooms
- Family Room/Gym
- Enclosed Rear Garden with Side Access
- Desirable Location in Bellair Road
- Modern Shaker Style Kitchen
- Close to Havant Mainline Station
- Off Road Parking
- Viewing Highly Recommended

OVERVIEW

This beautifully presented four bedroom house has been improved and updated by the current owners to provide an immaculate home for someone to move straight into.

The house is situated in one of the most desirable roads in Havant. Bellair Road is positioned close to Havant town centre and it offers a mix of modern and character properties. The town centre and Havant mainline train station are within walking distance and there are excellent transport links, via the A27 nearby.

If you like walking, close by you will find the Hayling Billy Trail, a former railway line, where you can walk or cycle to the seaside at Hayling Island. Or you can easily reach Langstone Harbour where you will find stunning views of the coastline and stroll along the pathway on the watersedge to nearby Emsworth.

This house really does need to be viewed to appreciate all it has to offer.

ROOM MEASUREMENTS

GROUND FLOOR

Entrance Hall - 2.08m x 1.83m (6' 9" x 6' 0")
Office/Gym/Family Room - 5.27m x 2.89m (17' 3" x 9' 5")
Living Room - 5.77m x 6.07m narrowing to 3.82m (18' 11" x 19' 11" narrowing to 12' 6")
Dining Room - 3.88m x 3.45m (12' 8" x 11' 3")
Kitchen - 3.55m x 2.72m (11' 7" x 8' 11")
Utility Room - 1.75m x 1.65m (5' 8" x 5' 4")
Cloakroom - 1.64m x 1.33m (5' 4" x 4' 4")

FIRST FLOOR

Bedroom One - 3.16m x 5.06m narrowing to 3.65m (10' 4" x 16' 5" narrowing to 11' 11")
Ensuite - 1.75m x 1.32m (5' 8" x 4' 3")
Bedroom Two - 3.47m x 3.27m (11' 4" x 10' 8")
Bedroom Three - 3.63m x 2.93m (11' 10" x 9' 7")
Bedroom Four - 2.77m x 2.14m to wardrobe (9' 1" x 7' 0")
Bathroom - 2.30m x 1.73m (7' 6" x 5' 8")

PROPERTY DESCRIPTION

This detached four bedroom home has been improved throughout to a high specification, with every detail considered, so you can move straight in.

On the ground floor you will find the entrance hall, separate family room, which is currently used as a gym/office, living room, open plan dining room through to the kitchen, utility room and cloakroom.

All the rooms are decorated in neutral tones with solid wood flooring and neutral coloured carpets and furnished in a contemporary style.

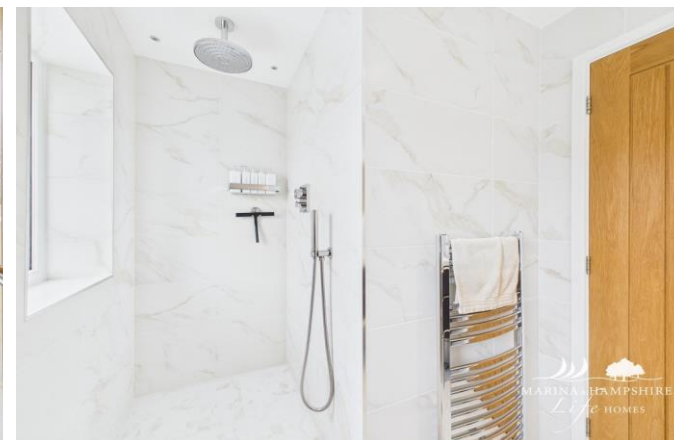


The living room is situated to the front aspect of the property and has a modern inset gas fire with TV fitted over. This flows through into the dining room which has been extended with double glazed, full height French doors leading into the rear garden. The kitchen has shaker style units with contrast dark granite work tops and built in Bosch appliances to include double oven, plus combination oven, five ring gas hob with extractor over and dishwasher. There is a useful full height larder cupboard for all your kitchen essentials.

The utility room has space for an American style fridge/freezer and your washing machine and tumble dryer are 'hidden' behind doors to match the kitchen units. There is a side access door leading to the rear garden and a further door leading into the cloakroom.

On the first floor from the landing you can access all four bedrooms, plus the main bathroom. The main bedroom benefits from a fully tiled ensuite wet room with wall hung wash hand basin with drawers under and illuminated mirror over, fixed rain style shower head and hand held shower attachment, plus WC and under floor heating. Bedroom two is currently used as a dressing room with 2 sets of built in wardrobes, plus matching dressing table and chest of drawers. Bedroom three is a good size double room and bedroom four a single room with built in floor to ceiling wardrobes in white gloss.

The main bathroom is fully tiled and fitted with a white suite to include jacuzzi bath with thermostatic shower fitted over, wall hung wash hand basin with drawer under, WC and underfloor heating.



The loft area has been fully boarded and is fitted with fold down ladder and lighting, making an excellent additional area for storage.

To the exterior of the house, the front garden has block paved driveway, providing off road parking for several cars. There are side access gates to both sides of the property leading to the East facing rear garden which is fully enclosed to fencing. There is a composite decked area and artificial lawn, providing a low maintenance garden.

MATERIAL INFORMATION

- Price (£) - £699,995
- Tenure – Freehold
- Council tax band (England, Wales and Scotland) - Band E
- 100% of the ownership of the property being sold
- Mains Water Supply
- Mains Electricity
- Heating - Gas Central Heating
- Broadband - Fibre available
- Parking- Driveway Parking to Front of Property
- Construction- Brick and block
- Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
- Restrictions- None
- Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)
- Accessibility- Two Storey Building

VIEWING BY APPOINTMENT THROUGH HAMPSHIRE LIFE HOMES ONLY

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.







Floor 0



Floor 1



Approximate total area⁽¹⁾

1416.11 ft²
131.56 m²

Reduced headroom

2.09 ft²
0.19 m²

(1) Excluding balconies and terraces

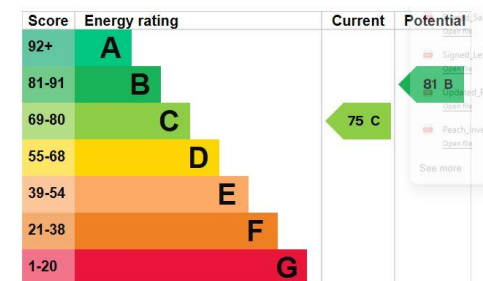
Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements