

This contemporary, newly built home offers the perfect blend of luxury & space and is just a stone's throw from the seafront. Spanning three levels, the house boasts a large open plan living/dining area that opens seamlessly into a modern kitchen with the entire space being ideal for both family living and entertaining. The master bedroom is exceptional with a luxury en suite and dressing room while the top floor a dedicated games room for fun and relaxation. The delightful garden provides a well maintained lawn and seating areas, additionally an outdoor gym is set up for those who like to stay active but a space that can be adapted to a future buyers requirements. This individual and stylish home is defined by space and modern living. The property also benefits from a heat recovery system supplying fresh air to the whole house.

The Accommodation Comprises
Urban Front pivot hinged door to:

Entrance Hall
Spacious area which opens straight into the main living area, striking and contemporary polished concrete floor with underfloor heating which continues throughout the main ground floor areas, individual thermostat, walk in cupboard housing consumer unit and leading to garage.

Cloakroom
Lusso vanity unit with drawers & mixer tap, close coupled W.C with concealed cistern, micro plastered finished walls with inset strip lighting to ceiling and walls, under floor heating.

Lounge
Aluminium double glazed bay window to front elevation, feature wood panelled walls, Bio fuel fireplace, underfloor heating with individual thermostat.

Kitchen/Dining/Family Room
An impressive and spacious area which is ideal for family living and entertaining, under floor heating, built in Sonos speakers, aluminium double glazed windows and doors to garden.

Kitchen
Fitted with a modern range of cupboard and drawer units, AEG integrated induction hob, integrated full length NEFF fridge and freezer, integrated MIELE dishwasher, integrated NEFF double oven with WIFI connection, Quartz worktops and island/ breakfast bar, ceramic sink with Quooker boiler tap and sparkling water, built in soap dispenser, pantry with inset spotlights, power sockets and sliding door, wall mounted thermostat.

Dining & Sitting Area
With low wall divide, the dining area has space for large table and chairs. The separate cozy living area overlooks the well maintained garden.

Boot Room
Built in storage, inset spotlights, under floor heating with individual thermostat, aluminium double glazed door to side elevation.

First Floor Landing
Oak engineered flooring, under floor heating, aluminium double glazed window to front elevation.

Bedroom One
This room spans the entire depth of the house and is split into three areas. With Oak engineered flooring, the bedroom area is to the rear with aluminium double glazed window, under floor heating with individual thermostat.

En Suite
Mandarin Stone marble tiles, walk-in shower with elisa controls, Tikamoon vanity unit with Quartz worktops, two round ceramic sinks with inset taps, strip lighting in the ceiling, close coupled W.C with concealed cistern, obscured aluminium double glazed window to side elevation.

Dressing Room
To the front of the house with continuation of Oak engineered flooring with under floor heating, built in wardrobes and dressing table within the bay window, aluminium double glazed windows to front elevation.

Bedroom Two
Oak engineered flooring, underfloor heating, aluminium double glazed window to rear elevation, strip lighting in the ceiling.

En Suite
Mandarin Stone tiles, shower cubicle with mains shower, all in one sink and toilet cistern with mixer tap and built in storage, inset spotlight.

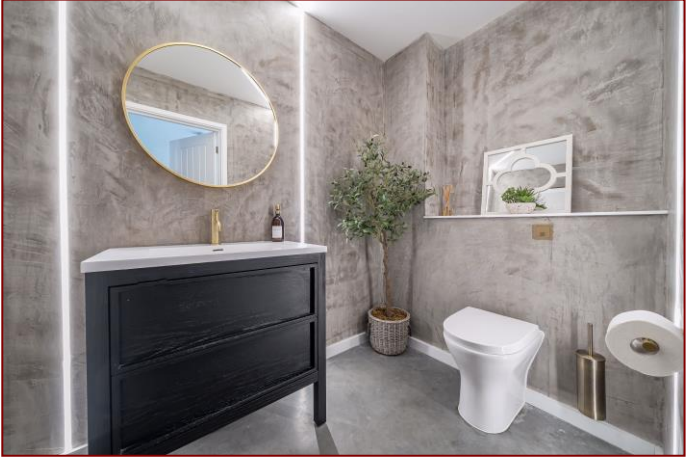
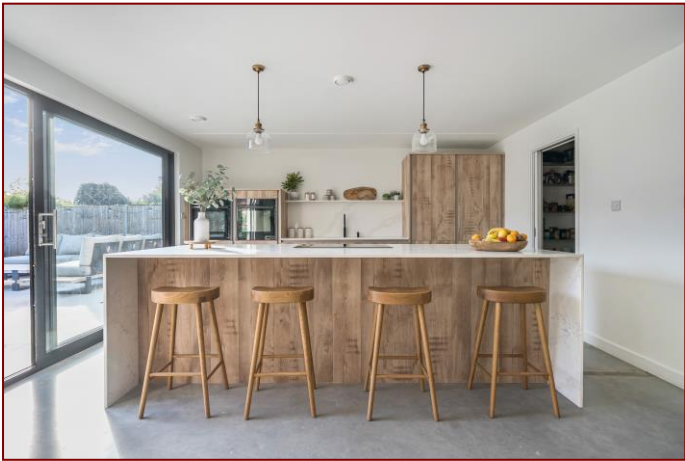
Bedroom Two
Oak engineered flooring, underfloor heating, aluminium double glazed window to rear elevation, strip lighting in the ceiling.

En Suite
Mandarin Stone tiles, shower cubicle with mains shower, all in one sink and toilet cistern with mixer tap and built in storage, inset spotlight.

Bedroom Three
Oak engineered flooring, underfloor heating, aluminium double glazed window to rear elevation, strip lighting inset to ceiling.

En Suite
Mandarin Stone marble tiles, shower cubicle with mains connection, all in one sink and toilet cistern with mixer tap and built in storage, inset spotlight.

Bedroom Four
Oak engineered flooring, under floor heating, aluminium double glazed window to front elevation.



Bathroom
Mandarin Stone marble tiles, bath with mains shower connection, close coupled W.C, wash hand basin set in vanity unit with mixer tap and drawers, under floor heating, obscured aluminium double glazed window to side elevation, inset spotlight.

Laundry Room
Aluminium double glazed window to front elevation, ceramic sink with drainer, space and plumbing for washing machine and tumble dryer, tiled flooring, built in storage, drying rail.

Second Floor Landing

Games Room
Built on Sonos speakers, aluminium double glazed lantern, inset spot and strip lights, built in bar with power and sink.

Study
Inset spotlights, aluminium double glazed lantern, heat exchange main panel control, storage cupboard.

Outside
To the rear garden is a well maintained lawn with mature shrubs, large patio area, trees and flowers to borders, enclosed by wood panel fencing, gated access to either side of property, gazebo with pond and water feature, undercover bike store with dog wash. The front of the property benefits from a blocked paved driveway, outside power sockets, gated side access both sides of property, access to integral garage.

Outbuilding/Gym
Tiled flooring, air conditioning unit, gym area (equipment not included) and space for hot tub, electric shower, steam room, sliding patio door to garden, W.C with concealed cistern with wall mounted wash hand basin, storage cupboard.

Side Storage Room
Housing solar panel controls and steam generator.

Garage
Power and lighting, electric door, housing boiler and megaflow system, underfloor heating.

Agents Note
The property benefits from solar panels with batteries.

General Information
Construction - Traditional
Water Supply - Portsmouth Water
Electric Supply - Mains
Gas Supply -Mains
Sewerage - Mains
Mobile & Broadband coverage - Please check via:
<https://checker.ofcom.org.uk/>
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold Council Tax Band: G



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