



**Guide Price**  
**£500,000**

**Freehold**

6x  3x  3x 

**Elmleigh Road, Havant,  
Hampshire, PO9**

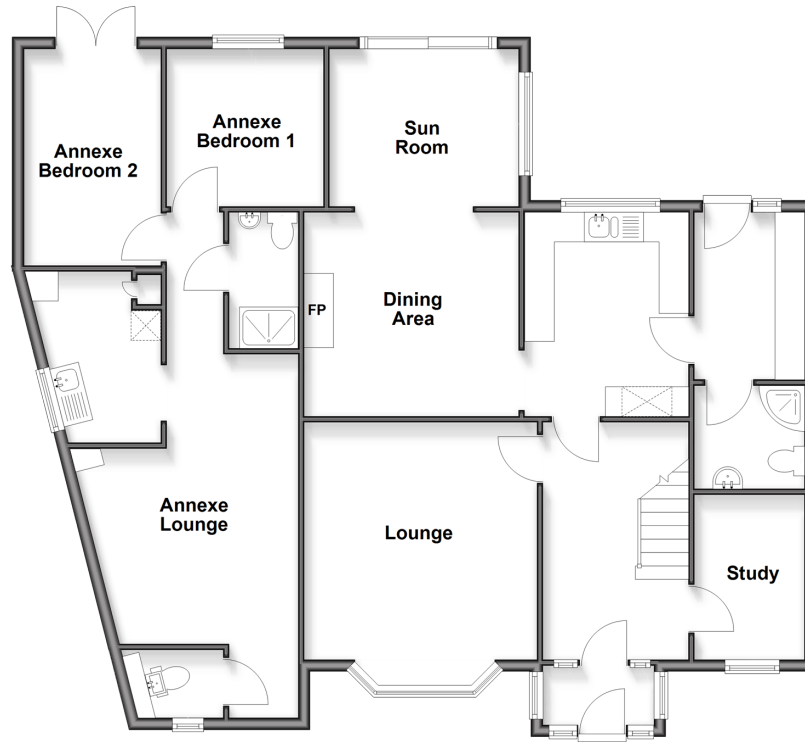
**OVER 60?**

Secure this property  
for up to **59% less!**

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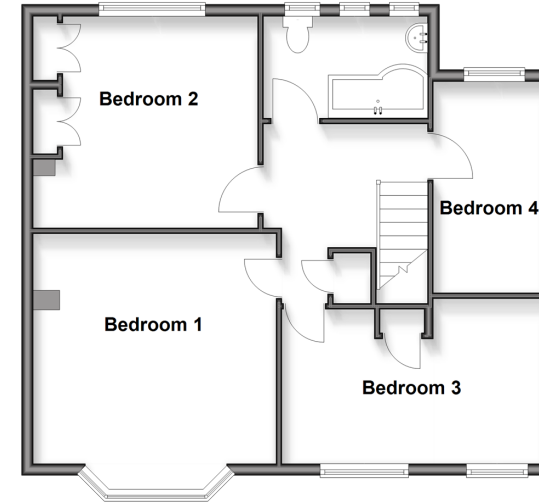
### Ground Floor

Approx. 122.2 sq. metres (1315.8 sq. feet)



### First Floor

Approx. 63.3 sq. metres (681.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch

Hallway

Lounge: 12'9 x 12'6 (3.89m x 3.81m)

Dining Area: 11'9 x 11'9 (3.58m x 3.58m)

Study: 9'2 x 6'1 (2.80m x 1.86m)

Kitchen: 11'3 x 9'2 (3.43m x 2.80m)

Utility Room: 9'2 x 6'7 (2.80m x 2.01m)

Shower Room: 6'5 x 5'5 (1.96m x 1.65m)

Sun Room: 10'4 x 8'5 (3.15m x 2.57m)

### ANNEX

Toilet

Annex Lounge: 12'4 x 12'2 (3.76m x 3.71m)

Annex Kitchen: 9'9 x 5'2 (2.97m x 1.58m)

Annex Bedroom 1 : 12'2 x 8'3 (3.71m x 2.52m)

Annex Bedroom 2: 8'6 x 8'2 (2.59m x 2.49m)

Shower Room

### FIRST FLOOR

Landing

Bedroom 1: 12'9 x 12'7 (3.89m x 3.84m)

Bedroom 2: 15'1 x 6'3 (4.60m x 1.91m)

Bedroom 3: 11'8 x 10'7 (3.56m x 3.23m)

Bedroom 4: 11'7 x 6'8 (3.53m x 2.03m)

Bathroom

### OUTSIDE

Rear Garden

Garage

Brick Built Outbuilding

Driveway





## Main features

- Large extended family home
- Garage and separate driveway for multiple vehicles
- Annex side extension
- Spacious lounge with a log burner
- Enclosed rear garden with a brick built outbuilding for multi-functional use
- Flexible living accommodation
- Some updating of the decor required



### Nearest Schools

Primary Schools: Trosnant Junior School and BESD Unit 0.3 miles, Bosmere Junior School 0.3 miles, Bidbury Junior School 0.5 miles

Secondary Schools: Warblington School 0.7 miles, Park



### Transport Information

Train Stations: Havant 0.1 miles, Bedhampton 0.5 miles, Warblington 0.7 miles



### Address

Elmleigh Road, Havant, Hampshire, PO9



### Directions

For directions to this property please contact us.





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■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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