



15 Solent Road, Drayton, Hampshire, PO6 1HH

TOWN & COUNTRY  
SOUTHERN



**An Impressive, Extended Semi-Detached Family Home**

**Four Bedrooms, En-Suite & Family Bathroom**

**Two Reception Rooms, Off Road Parking**

**Open Plan Kitchen / Family Room  
No Forward Chain**

An impressive semi-detached family home which is set in an elevated, desirable location and has been extended to accommodate modern living providing a light and airy feel on all three floors. The accommodation provides 1797 sq ft of living space and comprises: hallway, sitting room, living room, cloakroom, open plan kitchen incorporating conservatory & family/

sun room on the ground floor, on the first floor are three double bedrooms and a family bathroom and the upper level has the master bedroom with views towards Hayling Island and Portsmouth, an en-suite shower room and large loft space. To the front is parking for three cars, side pedestrian access leads to an enclosed lawned rear garden with a large Italian stone

patio and detached home office. Located within easy reach of local shopping amenities, bus routes, road links and also within the catchment for Solent and Springfield Schools (subject to confirmation), and offered with no forward chain, early viewing is strongly recommended in order to appreciate both the accommodation and location on offer.



**TO FIND THE PROPERTY:** From our office proceed along the Havant Road in an easterly direction taking the second road on the left hand side into Portsdown Avenue, take the first road on the left hand side into Solent Road where No.15 can be found on the right hand side.

**ENTRANCE** Lowered kerb to brick paviour driveway with off road parking for numerous cars, to the left hand side is a gated side pedestrian access to the rear garden, external lighting, to the right hand side is brick retaining wall with steps leading to covered glass porch, black PVCu double glazed main front door with leadlight panels and glazed panel over leading to:

**HALLWAY:** High ceiling with coving, ceiling spotlights, smoke alarm, Quickstep flooring, tall contemporary style radiator, balustrade staircase rising to first floor with understairs cupboard housing gas and electric meters, panelled doors to primary rooms.

**SITTING ROOM** 13'11" into bay window x 13'2" Double glazed square bay window to front aspect with bistro style plantation shutter blinds, high skirting boards, central chimney breast with surround fireplace and stone inlay and hearth, ceiling rose and coving.



**LIVING ROOM:** 13'2" x 10'0" Double glazed window to rear aspect overlooking conservatory with bistro style plantation shutter blinds, tall contemporary style radiator, Quickstep flooring, central chimney breast with brick inlay and tiled hearth, built-in dresser units to either side of chimney breast with glazed panelled doors to upper section.

**CLOAKROOM:** Low level w.c., wash hand basin with mixer tap and cupboard under, tiled splashback, radiator.

**OPEN PLAN KITCHEN INC. CONSERVATORY & FAMILY/SUN ROOM:**

**KITCHEN:** 14'1" x 11'1" Square opening leading to conservatory/family room and further square opening leading to dining room. Comprehensive range of bespoke Stephen Anthony solid oak wall and floor units with tall integrated fridge with matching door, double doored larder style cupboard with spice racks, space for microwave under and range of shelving, marble work surface, space for free standing range style cooker with mirror splashbacks and extractor hood, fan and light over, matching Quickstep flooring, peninsular style divide leading to conservatory with quartz work surface, inset 1½ bowl sink unit with marble drainer to one side, integrated dishwasher with matching door and bin drawer to one end, range of pan drawers, integrated low level freezer, ceiling coving and spotlights.

**CONSERVATORY:** 13'10" x 6'4" Opening directly from the kitchen with breakfast bar divide, glazed pitched roof, Quickstep flooring, double glazed window to side aspect with low sill and door to side, built-in cupboard housing Vaillant boiler supplying domestic hot water and central heating (not tested) with cupboards under and plumbing for washing machine and tumble dryer.

**SUN ROOM / FAMILY ROOM:** 14'8" maximum x 16'3" Overall depth of this room incorporating the kitchen is 29'11" Matching flooring, glazed pitched panelled roof with supporting rods, double glazed windows to rear and side aspect with low retaining walls under, twin double glazed doors leading to rear garden, tall contemporary style radiator, spotlights.

**FIRST FLOOR:** Split-level landing with steps to rear elevation, ceiling coving, steps to main landing with staircase rising to top floor.

**BEDROOM 4:** 10'0" to front of chimney breast x 8'4" Double glazed windows to rear aspect overlooking garden with plantation shutter blinds, radiator, full height mirror fronted double doored wardrobe to one wall with hanging space and shelving, recess for door opening, ceiling coving.

**FAMILY BATHROOM:** White suite comprising: P shaped panelled bath with mixer tap and separate shower over with curved screen, pedestal wash hand basin with cupboards under, aluminate light and mirror over, close coupled w.c., ceramic tiled surrounds, vinyl flooring, recessed shelf with glazed panels, double glazed frosted window to side aspect, underfloor heating.

**BEDROOM 2:** 16'8" x 12'0" Double glazed window to front aspect with plantation shutter blinds, double radiator, range of floor to ceiling built-in wardrobes with hanging space, shelving and storage cupboards over, central chimney breast with cast iron surround fireplace with tiled inlay, further built-in wardrobe to one side, ceiling coving, dimmer switch.

**BEDROOM 3:** 13'2" x 10'0" measurements to front of chimney breast. Double glazed window to rear aspect overlooking garden with plantation shutter blinds, radiator, built-in cupboards to either side of chimney breast with hanging space and shelving.

TOP FLOOR: Landing with balustrade, doorway providing access into loft space.

LOFT SPACE: Boarded loft space, range of shelving, fluorescent tube lighting, measuring approximately 17'3" in depth.

BEDROOM 1: 19'6" into dormer windows x 10'1" measurements taken from approximately 2'8" off floor level with eaves to front and rear ceilings. Double glaze dormer window to front aspect with views over roof tops towards Langstone Harbour, Hayling Island, the City of Portsmouth and Isle of Wight in the distance, radiator, double glazed window to side aspect, further double glazed dormer window to rear with views over garden towards Portsdown Hill, radiator, dimmer switch, door to:



EN-SUITE SHOWER ROOM: Fully ceramic tiled shower cubicle with panelled door, extractor fan, ceiling spotlights, slight eaves to front ceiling restricting headroom, close coupled w.c., access to loft storage space, vinyl tiled flooring, wash hand basin with mixer tap and cupboards under, mirror over, skylight window, underfloor heating.

OUTSIDE: To the left hand side of the property is an Italian stone pathway with raised borders wrapping round to the conservatory with steps leading up to first raised patio area laid to matching stone, stepping onto a lawned garden with fence panelling to either side and flowering shrub borders, to the north end of the garden is a large patio area with wooden built garden shed and home office / study.



DETACHED HOME OFFICE: 11'7" x 6'10" Double glazed window to front aspect overlooking patio and garden with double glazed door to one side, electric panel heater, power points, wood laminate flooring.

#### AGENTS NOTES:

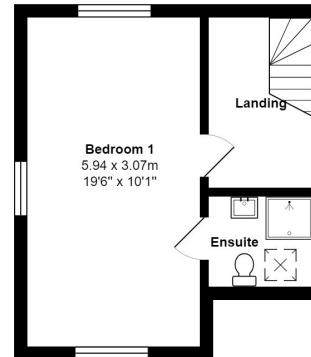
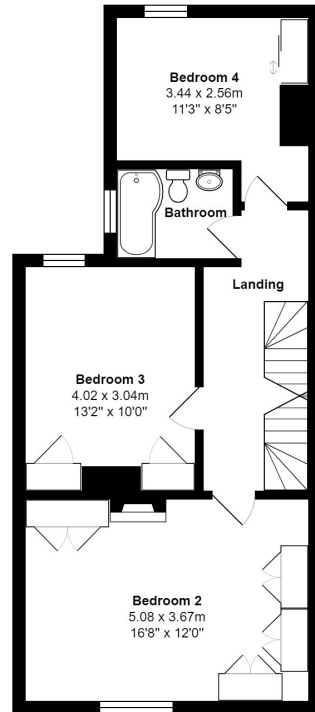
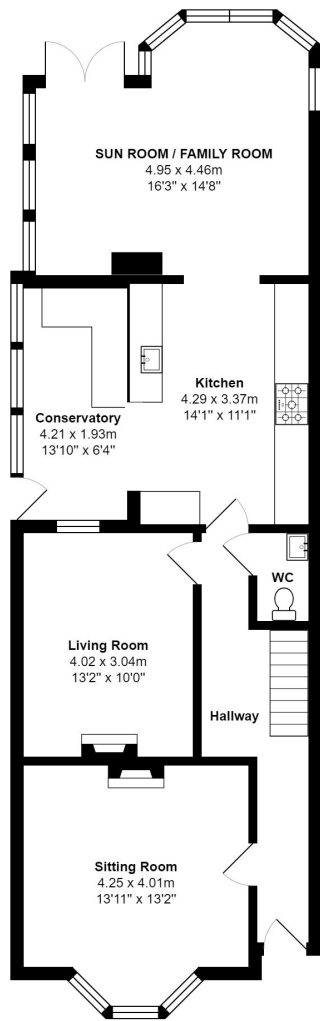
Council Tax Band D - Portsmouth City Council

Broadband – ADSL/FTTC [Fibre Checker \(openreach.com\)](http://openreach.com)

Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](http://GOV.UK (check-long-term-flood-risk.service.gov.uk)))

AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.





Total Area: 166.9 m<sup>2</sup> ... 1797 ft<sup>2</sup>

All measurements are approximate and for display purposes only

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	62
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
		72

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SOUTHERN

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