

£750,000
8 Portsea View
Havant, PO9 3FE

PROPERTY SUMMARY

Finished to a high standard throughout and built by David Wilson Homes in 2016, 8 Portsea View is an elevated four- bedroom family home situated on the highly sought- after One Eight Zero development. The ground floor offers a spacious layout, including a bright lounge with access to a south- facing terrace, a separate dining room, a study, and a modern, well- appointed kitchen with a utility room and downstairs WC. On the first floor, you will find four double bedrooms. The master bedroom features an en suite and enjoys its own south- facing balcony, accessed via stylish bi- folding doors. Externally, this beautiful home continues to impress. The rear garden offers a generous seating area with steps leading up to a lawn with mature planting. To the front, the property benefits from a driveway and access to a garage complete with power and lighting. This property is located within easy access to local motor way links , major and local shops, train stations as well as being located close to the beautiful Southdown National Park. A viewing is highly recommended to fully appreciate everything that this property has to offer.





FRONT Off road parking located to the front of the garage, side access to rear garden, mature shrubs and bushes with a pathway leading to the front door.

HALLWAY

Spot lighting with stairs leading to the first floor, doors leading to the following rooms.

STUDY 7' 1" x 6' 2" (2.16m x 1.88m)

Full height double glazed window to front aspect, radiator and electrical power points.

LOUNGE 16' 7" x 12' 2" (5.05m x 3.71m) Bi-folding doors leading to a south facing terrace seating area. Window to side aspect, two radiators and electrical power points, door leading to dining room.

DINING ROOM 10' 8" x 8' 6" (3.25m x 2.59m)

Window to rear aspect and a radiator, electrical power points and an opening leading to the kitchen.

KITCHEN 16' 11" x 10' 3" (5.16m x 3.12m) Patio doors leading to rear garden, spot lighting, a range of wall and base units with granite work top, integral double oven, induction hob with extractor fan over, a dishwasher, a slim line wine cooler and a free standing American style fridge freezer, access to utility room.

UTILITY ROOM 5' 4" x 5' 1" (1.63m x 1.55m) Granite work top, cupboard housing wall mounted boiler and an integral washing machine. Door to side access.

WC Low level WC with wash hand basin and a chrome heating hand towel rail.

LANDING Access to loft space, built in airing cupboard housing hot water cylinder, doors leading to;

BEDROOM ONE 12' 5" x 12' 4" (3.78m x 3.76m) Bi-folding doors leading to a south facing balcony, window to wide aspect, radiator, and built in wardrobes, electrical power points, door to ensuite.

ENSUITE Fully tiled shower cubicle, extractor fan, low level WC, and wash hand basin, chrome heated hand towel rail.

BEDROOM TWO 12' 9 max" x 11' 10" (3.89m x 3.61m) Window to front and side aspect, radiator, electrical power points and built in wardrobes.

BEDROOM THREE 11' 0" x 10' 5" (3.35m x 3.18m) Windows to rear aspect, radiator and electrical power points.

BEDROOM FOUR 10' 5" x 9' 10" (3.18m x 3m) Windows to rear aspect, radiator and electrical power points.

FAMILY BATHROOM Window to rear aspect, fully tiled, panel enclosed bath, low level WC, wash hand basin and a chrome heated hand towel rail

REAR GARDEN Low level large patio seating areas with steps leading up to a raised lawn with mature shrubs and bushes, access to garage and a side gate providing access to the front of the property.

GARAGE 19' 9" x 9' 10" (6.02m x 3m) Up and over door leading to driveway, power and lighting.

Please note that there is an estate charge payable.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.



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