





16 Portsea View

Havant, PO9 3FE

- MODERN DETACHED FAMILY HOME
- MASTER BEDROOM WITH DRESSING ROOM AND EN-SUITE
- OFF ROAD PARKING FOR AT LEAST TWO CARS
- EASY ACCESS TO THE A3
- SOUTHERLY ASPECT REAR GARDEN
- STUNNING VIEWS OVER PORTSMOUTH
- DOUBLE GARAGE
- SPACIOUS MODERN KITCHEN/DINING ROOM
- BALCONIES ON BOTH FLOORS

Price Guide £750,000 -£775,000 A beautifully presented four-bedroom family home occupying a prime elevated position within this sought-after David Wilson Homes development, boasting spectacular far-reaching views across Portsmouth, Langstone Harbour and Hayling Island. Offering approximately 2,135 sq ft of accommodation, the property features a 21ft kitchen/dining room, separate utility, three additional reception rooms, two en-suites and a family bathroom. The two principal bedrooms benefit from private balconies, while the rear garden enjoys a desirable southerly aspect. Offered with no forward chain and excellent access to major road networks and Havant railway station.



Price guide £750,000



Occupying a prime position towards the top of this highly sought-after David Wilson Homes development, Portsea View enjoys a particularly impressive setting with far-reaching views across the City of Portsmouth, Langstone Harbour and towards Hayling Island. Presented in excellent condition throughout, this substantial family home offers approximately 2,135 sq ft of beautifully arranged accommodation across two floors, combining generous living space with a superb outlook and a highly desirable southerly-facing rear garden.

Upon entering, you are greeted by an impressive reception hall featuring a striking galleried landing, immediately creating a sense of space and grandeur. The ground floor provides a fantastic range of versatile living accommodation, including a comfortable sitting room, separate snug and dedicated study, making the property particularly well suited to modern family life and home working. The real heart of the home is the impressive 21ft kitchen/dining room, providing an excellent space for both everyday family living and entertaining, with a separate utility room adding further practicality. A downstairs cloakroom completes the ground floor.

Upstairs, there are four generously proportioned bedrooms, with two benefiting from their own en-suite facilities, while the remaining bedrooms are served by a spacious family bathroom. The two principal bedrooms are a real highlight of the property, both enjoying access to balconies where the exceptional panoramic views can be fully appreciated. The outlook stretches across Portsmouth, Langstone Harbour and Hayling Island, providing a spectacular backdrop and a feature that is rarely found in a modern family home.

Outside, the rear garden enjoys a desirable southerly aspect and provides an attractive setting in which to relax and enjoy the property's elevated position. The combination of the excellent accommodation, impressive views and sought-after location makes this a particularly special home.

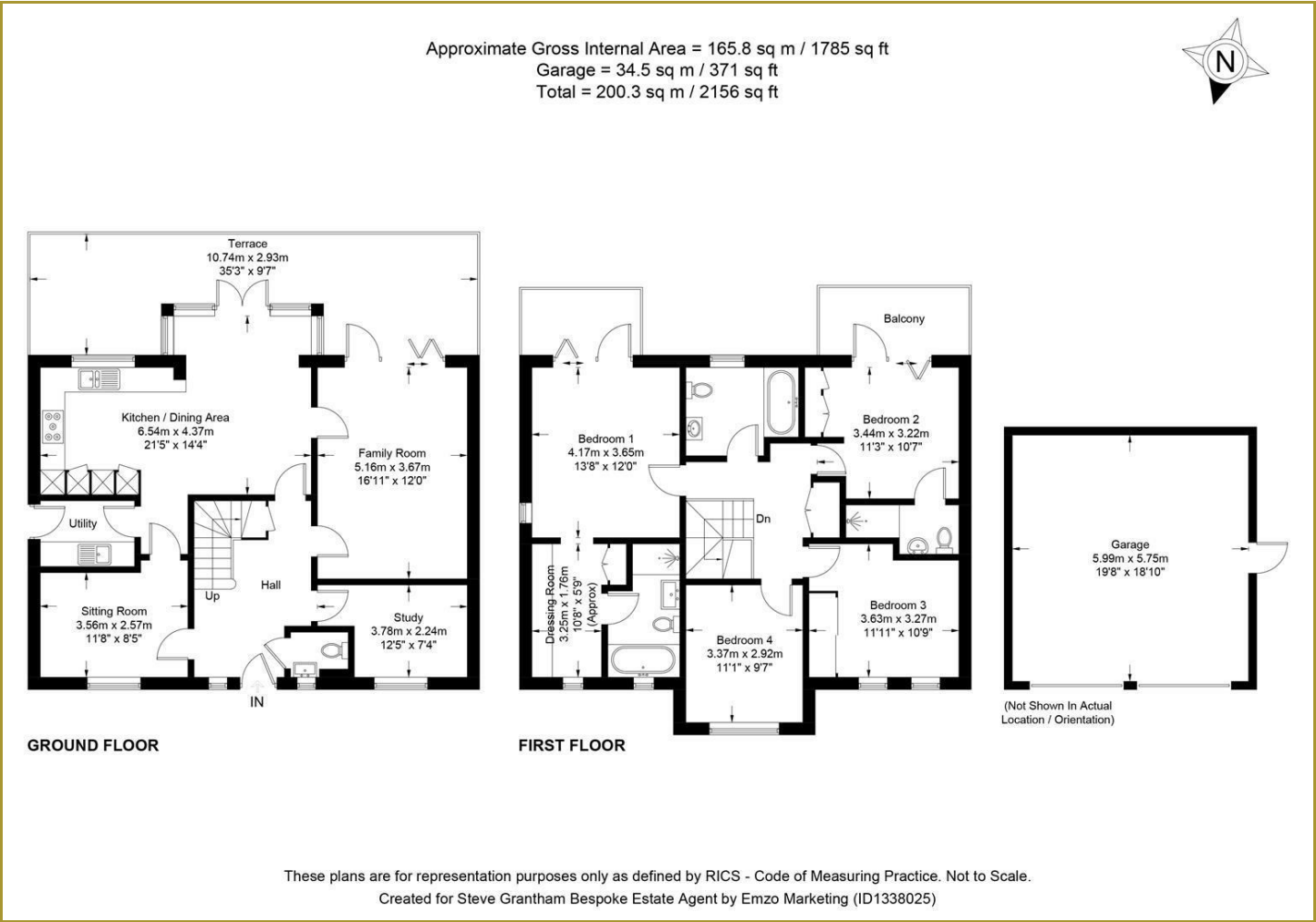
The property is ideally positioned for access to the major road networks, providing convenient commuting links towards Portsmouth, Guildford, Chichester and Southampton. Havant railway station is just over two miles away and offers direct services to London Waterloo in approximately 1 hour 20 minutes. There is also an excellent choice of local attractions and outdoor spaces nearby, including Langstone Harbour Nature Reserve, Hayling Island with its renowned water sports facilities and Portsdown Hill, which offers spectacular views across Portsmouth and the surrounding coastline.

Offered for sale with no forward chain, Portsea View represents an exceptional opportunity to acquire a substantial and beautifully presented family home in a prime position, with outstanding panoramic views and excellent transport links. Internal viewing is highly recommended to fully appreciate the quality, space and setting this impressive property has to offer.

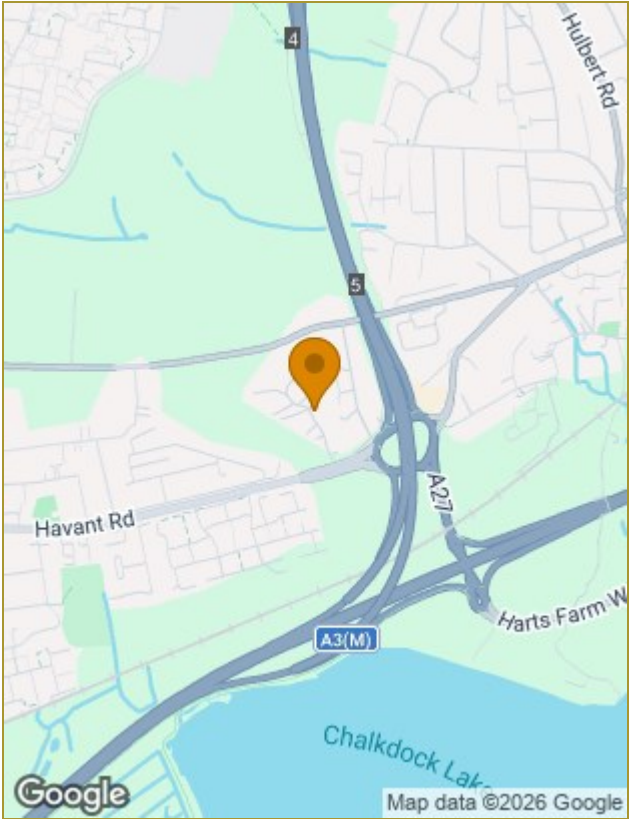




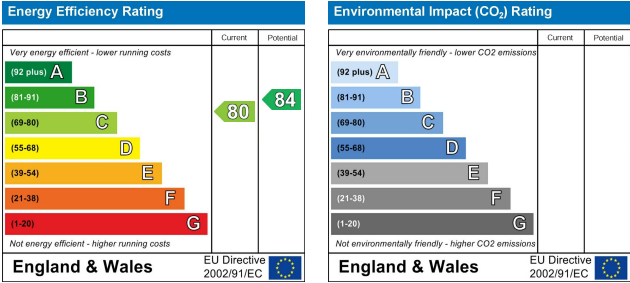
Floor Plans



Location Map



Energy Performance Graph



Should a purchaser(s) have an offer accepted on a property marketed by Steve Grantham Bespoke Estate Agent, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £30 Plus VAT per named purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.