



81 Solent Road, Farlington, Hampshire, PO6 1HJ

TOWN & COUNTRY
SOUTHERN



Town & Country Southern has pleasure in offering for sale a well-presented family home which is ideally situated in an elevated, popular residential location, being one of only two houses built in 2019 it has a modern façade with off road parking and E.V points, side pedestrian access to either side which lead to the rear garden. The immaculate accommodation is arranged over three floors with 1887 sq ft of living space comprising; hallway, sitting room, cloakroom, open plan 19' kitchen incorporating dining area

with bi-folding doors leading to rear garden and separate utility room on the ground floor with three double bedrooms, the master having an en-suite bathroom and a family bathroom on the first floor with a further bedroom and en-suite shower room on the top floor, it also benefits from views from the front towards Langstone Harbour and the City of Portsmouth. The rear garden has been redesigned by the current owners to create a low maintenance haven with a false grass lawn with borders,

large patio for 'al-fresco' dining and a pergola. Located within easy access of local shops, surgeries, recreation grounds, nearby commutable road links and within catchment of both Solent and Springfield Schools (subject to confirmation), early viewing is strongly recommended in order to appreciate not only the accommodation but also the location on offer.



TO FIND THE PROPERTY: From our office proceed along the Havant Road in an easterly direction taking the third on the left-hand side into Farlington Avenue, take the first road on the left hand side into Solent Road where No.81 can be found on the right hand side, just before Solent School on the left hand side.

ENTRANCE: Lowered kerb leading to brick paviour driveway with off road car parking for approximately two cars with E.V points, curved low retaining wall with slate chippings to one side, brick retaining wall with fencing panelling over, side pedestrian access to either side of property leading to rear garden, covered porch with lighting, main front door with frosted glazed panels and chrome furniture leading to:

HALLWAY: L shaped, double glazed window to side aspect, Karndean flooring, panelling to half wall level, wired-in alarm, ceiling spotlights, , staircase rising to first floor, underfloor heating.

SITTING ROOM: 19'7" into bay window x 14'6" Double glazed window to front aspect with plantation shutter blinds, large understairs storage cupboard, chrome fronted power points, ceiling spotlights, wired-in alarm, underfloor heating, oak door.



CLOAKROOM: Ceramic tiled to half wall level, close coupled w.c., matching Karndean flooring with underfloor heating, wash hand basin with mixer tap and cupboards under and mirror over, extractor fan, ceiling spotlights.

KITCHEN / DINING ROOM: 19'2" x 14'5" Dining area: Full width bi-folding doors with integrated blinds opening onto rear garden and patio, pitched roof with two Velux skylight windows with LED lighting surrounds, ceiling spotlights, high level and chrome fronted power points, central island divide leading to kitchen with breakfast bar to one side with curved corners and storage cupboard under, quartz work surface, inset 1½ bowl sink unit with quartz drainer to one side, integrated dishwasher with matching door, Karndean flooring.

Kitchen: Comprehensive range wall and floor units with LED lighting under, two full height larder cupboards, quartz work surface, integrated fridge and freezer with matching doors, inset ceramic hob (gas point available), extractor hood, fan and light over, pan drawers under, eye-level double oven and grill with storage cupboards over and under, chrome fronted power points, two wall mounted units with glazed panelled doors, ceiling spotlights, matching flooring with underfloor heating, door to:

UTILITY ROOM: Quartz work surface with stainless steel sink with mixer tap and cupboards under, space and plumbing for washing machine, tiled surrounds, chrome fronted power points, extractor fan, ceiling spotlights, wired-in alarm, double glazed frosted window to side aspect.

FIRST FLOOR: Landing with balustrade, radiator, wired-in alarm, ceiling spotlights, doors to primary rooms.

BEDROOM 1: 16'1" into bay window x 11'6" Double glazed bay window to front aspect with plantation shutter blinds and views over gardens towards Langstone Harbour, Hayling Island and Eastney in the distance, three

built-in wardrobes with hanging rail and shelving, radiator, ceiling spotlights, bedside lights, chrome fronted power points,

EN-SUITE SHOWER ROOM: Fully ceramic tiled 1½ size shower cubicle with sliding door, wall mounted taps, drench style hood and separate shower attachment with recessed shelf, close coupled w.c., twin sink units with mixer taps and cupboards under, mirror with automated lighting and de-mister over, extractor fan, ceiling spotlights, chrome heated towel rail, ceramic tiled flooring and skirting boards, double glazed frosted window to front aspect.

FAMILY BATHROOM: White suite comprising; P shaped panelled bath with mixer tap and shower screen over, drench style shower with shower attachment, recessed shelf, vanity wash hand basin with mixer taps and towel rail under, tiled splashback with pelmet lighting and mirror with automated lighting and demister over, close coupled w.c., tiled surrounds, double glazed frosted window to side aspect, ceramic tiled flooring with matching skirting boards, chrome heated towel rail, range of cupboards.

BEDROOM 3: 10'2" x 12'1" measurement to front of built-in wardrobes (14'6" max). Double doored built-in wardrobe with hanging space and shelf to one wall, double glazed window to rear aspect with plantation shutter blinds overlooking garden, ceiling spotlights, chrome fronted power points, radiator.

BEDROOM 4: 12'3" x 8'7" measurements to front of built-in wardrobes. Double doored built-in wardrobes to one wall with hanging space and shelf, double glazed window to rear aspect with plantation shutter blinds overlooking garden, ceiling spotlights, radiator, chrome fronted power points.



TOP FLOOR: Landing with balustrade, built-in storage cupboard housing hot water cylinder, further built-in cupboard into eaves with sloping roof to front aspect and wall mounted boiler supplying domestic hot water and central heating (not tested) radiator, wired-in alarm.

BEDROOM 2: 20'10" x 9'11" Large Velux skylight window with lower section opening to create a small balcony to front aspect with far reaching views over rooftops and gardens towards Langstone Harbour, Hayling Island, the City of Portsmouth and the Isle of Wight in the distance, twin Velux electric remote controlled windows to rear aspect, range of built-in wardrobes with hanging space, one providing access to storage eaves, double radiator, chrome fronted power points, door to en-suite shower room, measurements taken from approximately 2'6" off floor level with slight eaves to front ceiling restricting headroom.

EN-SUITE SHOWER ROOM: Fully ceramic tiled shower cubicle with drench style hood and separate shower attachment with wall mounted controls, vanity unit with wash hand basin, mixer tap and cupboards under, concealed cistern w.c., recessed shelf with mirror, skylight window, recess with mirror and inset lighting, chrome heated towel rail, tiled flooring.

OUTSIDE: Directly to the rear of the property is a full width patio, brick retaining wall with glass fenders over and central steps leading to the upper terrace with false grass lawn and border with established plants to one side, to one corner is an Indian sandstone tiled patio with a louvred roof pergola with retractable sides, the garden is enclosed by fence panelling on all side, external lighting, power and cold water tap, to either side of the house is gated side pedestrian access.

AGENTS NOTES:

Council Tax Band F - Portsmouth City Council

Broadband – ADSL/FTTC/FTTP [Fibre Checker \(openreach.com\)](https://www.openreach.com/fibre-checker)

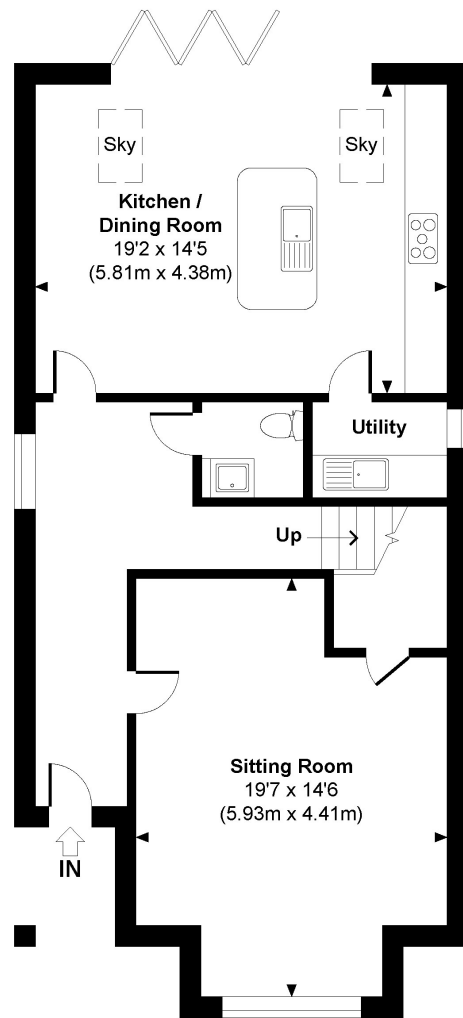
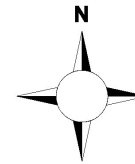
Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk.service.gov.uk))

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.



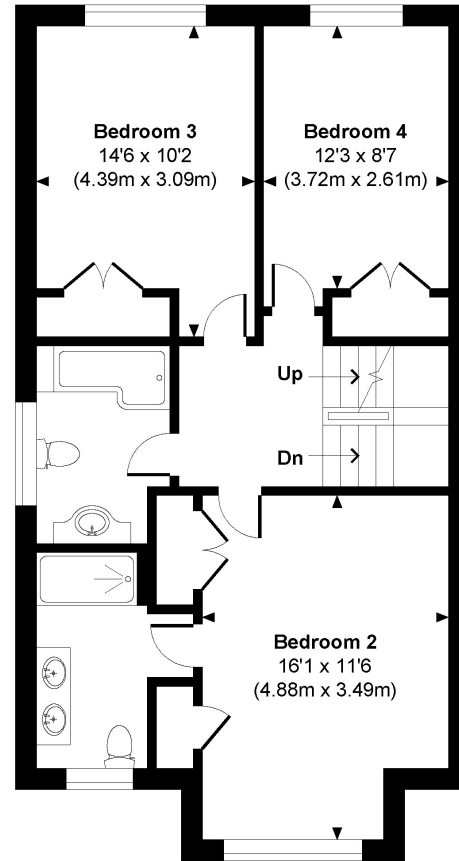
Solent Road

Approximate Gross Internal Area
Total = 1887 Sq Ft / 175.29 Sq M
 Includes areas with Restricted room height.

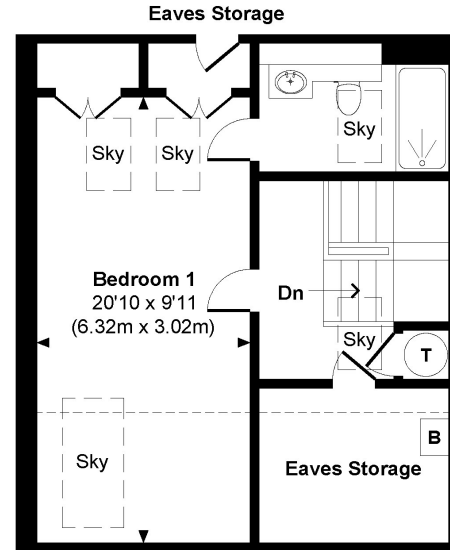


GROUND FLOOR

Indicates restricted room height less than 1.5m.



FIRST FLOOR



SECOND FLOOR



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	90	91
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

WWW.EPC4U.COM

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.

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