



388 Havant Road | Farlington | Portsmouth | Hampshire | PO6 1NF

FINE & COUNTRY

£895,000 - Freehold



### Features

- An Extended Detached Family Home
- Five Bedrooms, Two with En-Suites
- Contemporary Style with Open Plan Living Space
- Utility Room & Downstairs Cloakroom

### PROPERTY SUMMARY

If you are looking for a property with the 'wow' factor then look no further. This stunning, extended family home has extensive accommodation with 2702 sq ft of living space arranged over three floors and comprises: hall way, sitting room, integral garage, cloakroom, large utility room and a 29' open plan kitchen/dining room leading to family

room with bi-folding doors onto a southerly facing terrace and rear garden. On the first floor are four bedrooms, one with an en-suite shower room and family bathroom, on the top floor is a stunning primary bedroom suite with an open plan layout with an oval double ended bath and separate shower area, dressing room and outstanding panoramic views towards Langstone Harbour and Hayling Island towards

the east and towards the City of Portsmouth towards the west.

The property also benefits from additional rear hardstanding from a rear service road, garage, double glazing and fitted floor coverings throughout. Located within easy access of local commutable road links, recreation grounds and the catchment for both Solent and Springfield Schools (subject to confirmation).



#### ENTRANCE

Brick retaining wall with pillars and soldier railings over leading to driveway with off road parking for numerous cars and leading to integral garage, curved brick retaining wall directly to the front of the house with inset lighting, to the right hand side is a mature hedge and brick wall and to the left hand is a rendered and painted wall and gated access to rear garden, main front door with glass porch over and feature arched glazed inlay with frosted panels to either side and over leading to:

#### HALLWAY

Kardean flooring with coir matted area, ceiling coving, wired-in smoke alarm, ceiling spotlights, balustrade staircase rising to first floor with understairs cupboard, doors to primary rooms, radiator.

#### SITTING ROOM

16' 3" into bay window x 13' 11" (4.95m x 4.24m) Double glazed square bay window to front aspect with plantation shutter blinds overlooking driveway with radiator under, part panelling to one wall, ceiling rose and coving, oak panelled door.

#### CLOAKROOM

8' 2" x 5' 10" (2.49m x 1.78m) Low level w.c., wash hand basin with mixer tap and drawers under, tiled splashback, ceramic tiled flooring, radiator, ceiling spotlights, extractor fan.



#### FAMILY ROOM INC. DINING ROOM & KITCHEN

29' 0" x 26' 7" decreasing to 21' 5" (8.84m x 8.1m) Overall measurements – large open plan living space.

#### DINING AREA

Ceiling coving and spotlights, radiator, wooden flooring, L shaped breakfast bar divide leading to:

#### KITCHEN

Quartz work surface, inset AEG induction hob with pop up De Dietrich extractor fan with pan drawers under, wine cooler, Blancosink unit with mixer tap, L shaped unit with low level work surface, integrated dishwasher with matching door, zoned lighting, range of grey floor to ceiling units to one wall incorporating tall fridge and freezer, central AEG double oven and grill cupboards over and under, one incorporating pull out style larder, matching flooring with mirrored kickboards, door to utility room.

#### FAMILY ROOM

26' 7" x 14' 0" (8.1m x 4.27m) Full width bi-folding doors to the rear opening onto patio and southerly facing rear garden, panelled ceiling lighting and spotlights, tall contemporary style radiator, matching flooring, hidden opening with panel leading to:

#### BOILER ROOM

Free standing boiler supplying domestic hot water and central heating (not tested), wall mounted consumer box.

#### UTILITY ROOM

11' 3" x 8' 1" (3.43m x 2.46m) Range of wall and floor units with roll top work surface, inset stainless steel sink unit with mixer tap, washing machine point, space for tumble dryer, ceiling coving, high level window to side aspect, ceiling spotlights, tall larder style cupboard, space for fridge/freezer, radiator.

#### FIRST FLOOR

Landing with balustrade, double glazed window to front aspect with plantation shutter blinds, balustrade staircase rising to top floor, panelled doors to primary rooms.



#### BEDROOM 2

13' 9" x 8' 1" (4.19m x 2.46m) Double glazed window to rear aspect with views over gardens towards Langstone Harbour and Hayling Island in the distance, radiator, bracket and wiring for wall mounted T.V., smoke alarm, ceiling spotlights and coving, door to:

#### EN-SUITE SHOWER ROOM

White suite comprising: close coupled w.c., wash hand basin with cupboards under, tiled splashback, shower cubicle with sliding panelled door, drench style hood and separate shower attachment, extractor fan, ceiling spotlights, luxury vinyl tiled flooring.

#### BEDROOM 4

15' 0" x 12' 0" (4.57m x 3.66m) Double glazed window to rear aspect overlooking garden with far reaching views towards Langstone Harbour and Hayling Island in the distance, radiator, smoke alarm, ceiling coving.

#### BEDROOM 3

16' 7" into bay window x 14' 1" (5.05m x 4.29m) Double glazed square bay window to front aspect with plantation shutter blinds and radiator under, ceiling coving, range of mirror fronted wardrobes to one wall.

#### BEDROOM 5

11' 0" x 9' 0" (3.35m x 2.74m) Double glazed window to rear aspect overlooking garden with far reaching views towards Langstone Harbour and Hayling Island in the distance, radiator, ceiling coving, smoke alarm.

#### FAMILY BATHROOM

White suite comprising: panelled bath with mixer tap and tiled surrounds, low level w.c., wash hand basin with tiled splashback and cupboards under, circular mirror with automated lighting over sink, shower cubicle with panelled door, double glazed frosted window to front aspect with plantation shutter blinds, heated towel rail, luxury vinyl tiled flooring, ceiling spotlights, extractor fan.

## SECOND FLOOR

Landing with door to:

### OPEN PLAN BEDROOM (1) SUITE

28' 2" x 12' 5" maximum (8.59m x 3.78m) Door from landing leading to open plan bedroom suite to one side and bathroom to the other, four double glazed windows with Juliet balconies and glazed screens to rear overlooking garden with far reaching views over roof tops towards Langstone Harbour, Hayling Island and the City of Portsmouth in the distance, ceiling spotlights, radiator, door to dressing room.

### OPEN PLAN BATHROOM

Open plan layout with double ended panelled bath with separate mixer tap and shower attachment, bracket and wiring for wall mounted T.V., ceiling spotlights, radiator, luxury vinyl tiled flooring, opening directly into shower area with shower cubicle with drench style hood and separate shower attachment, heated towel rail, skylight window, twin sink units with mixer taps and cupboards under, tiled splashback, mirror with automated lighting over, low level w.c.

### DRESSING ROOM

14' 2" x 8' 3" (4.32m x 2.51m) Measurements taken from approximately 3'8" off floor level with eaves to front ceiling restricting headroom, two skylight windows, access to loft storage space, open fronted wardrobes to one wall with hanging space and shelving.

### OUTSIDE

Directly to the rear of the property accessible from the family room is a full width paved raised terrace with hot tub, lighting, cold water tap and power points, central steps leading down to the primary southerly facing lawned rear garden with fence panelling on either side, to the far end of the garden is a double gated pedestrian and vehicular access leading to large hardstanding access from rear service road.

### HARDSTANDING

24' 10" x 21' 0" (7.57m x 6.4m) Approximate measurements, slightly angled to the southern end, high double gate and brick retaining wall, enclosed by fence panelling on one side, external lighting and power, access to:

### DETACHED GARAGE

22' 2" x 10' 9" (6.76m x 3.28m) Large up and over door, side pedestrian door to garden, fluorescent tube lighting, accessible from rear service road.

### INTEGRAL GARAGE / STOREROOM

10' 11" x 8' 2" (3.33m x 2.49m) Remote control roller shutter door, lighting and power, E.V. point.

### AGENTS NOTES

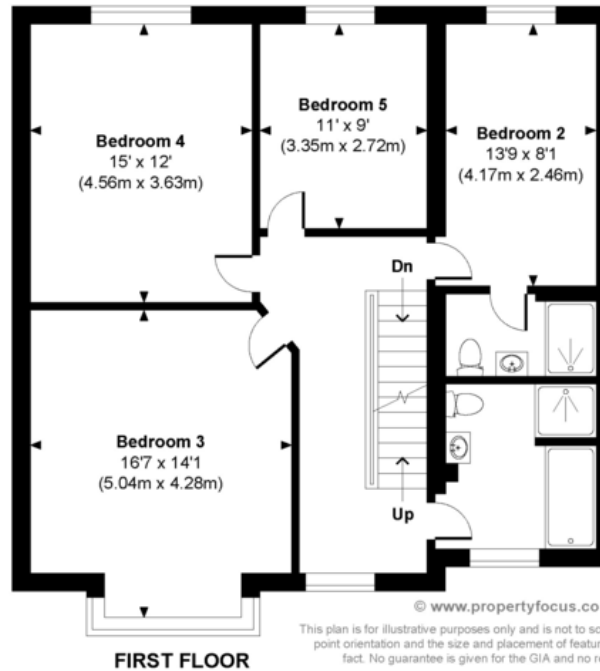
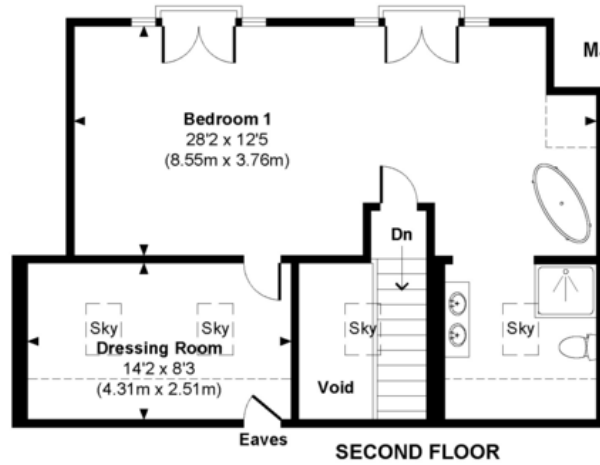
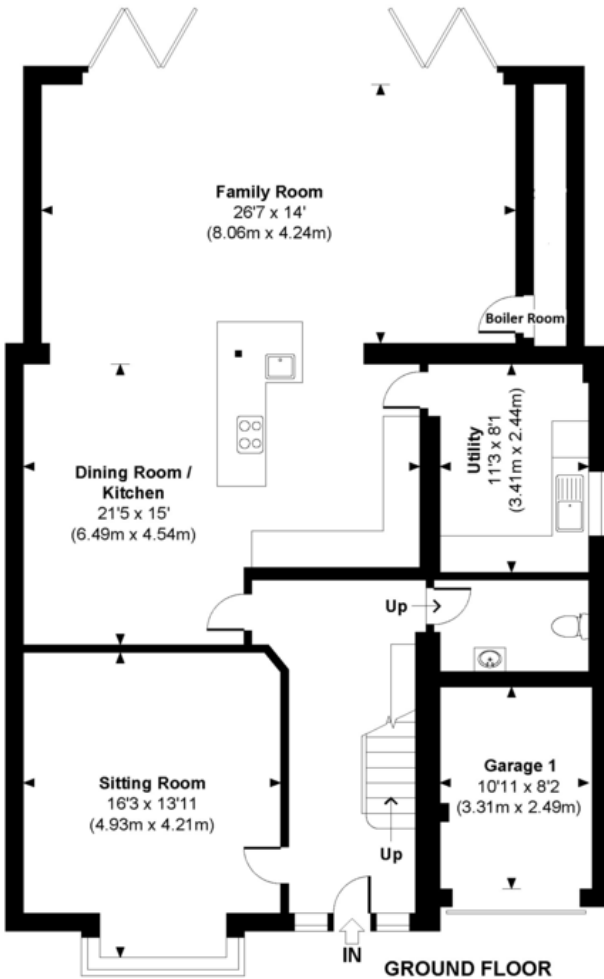
Council Tax Band E - Portsmouth City Council

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

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





# Havant Road

Approximate Gross Internal Area  
 Main House = 2702 Sq Ft / 251.04 Sq M  
 Garage 1 = 89 Sq Ft / 8.24 Sq M  
 Garage 2 = 236 Sq Ft / 21.97 Sq M  
 Total = 3027 Sq Ft / 281.25 Sq M  
 Outbuildings are not shown in correct orientation or location. Includes areas with restricted room height but excludes void.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(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			

Indicates restricted room height less than 1.5m.

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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.

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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