



1 Westways, Bedhampton, Havant, Hampshire, PO9 3LN

TOWN & COUNTRY
SOUTHERN



Features

- An Updated Semi-Detached Family Home
- Three Bedrooms, Family Bathroom
- 20' Open Plan Kitchen/ Dining Room, Sitting Room
- Southerly Facing Rear Garden

PROPERTY SUMMARY

Situated within a cul-de-sac of just three houses this attractive semi-detached family home offers generous living accommodation, ample parking and a desirable southerly-facing garden. To the front is extensive off-road parking alongside a lawned garden. The main entrance opens into a welcoming hallway leading to a front facing cosy sitting room with a charming log burner, the true heart of the property lies to the rear, where a

superb 20ft open-plan kitchen/dining room provides an ideal space for modern family living, entertaining and relaxation. Twin glazed doors open directly onto the garden, creating a seamless connection between indoor and outdoor living. The first floor comprises three bedrooms and a family bathroom. Externally, the property continues to impress with a covered car port leading to a timber-built garage which could also serve as an excellent home office or hobby room.

The enclosed terrace garden enjoys a southerly aspect and can be accessed either through the dining room's twin doors or via a convenient side pedestrian gateway. Ideally located for commuters, the property benefits from excellent access to nearby motorway and railway links, it is also within the catchment area for local schools and is close to a range of amenities, including shops, bus routes and surgeries.



ENTRANCE

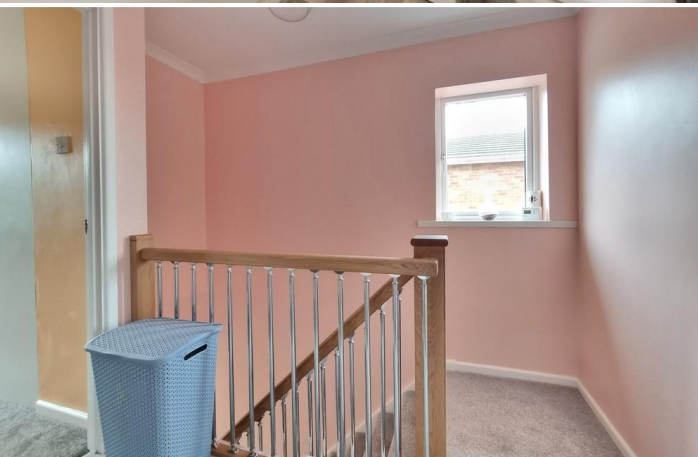
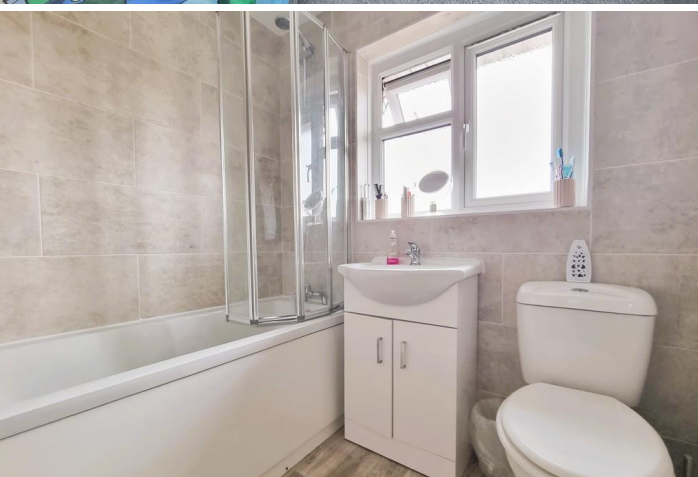
Lowered kerb to private brick paved driveway with off road parking for numerous cars to the front of the garage, the driveway is approximately 13'10" x 52'6", to the right hand side is a lawned garden with shrub borders and to the left hand side is a brick retaining wall, lighting, double glazed main front door with frosted panel and matching panels to either side leading to:

HALLWAY

Vinyl flooring, balustrade staircase rising to first floor with chrome spindles, understairs cupboard housing meters, doors to primary rooms.

SITTING ROOM

13' 10" x 10' 10" (4.22m x 3.3m) Double glazed window to front aspect overlooking garden, central chimney breast with log burner and slate hearth, to either side of the chimney breast are built-in cupboards with shelving over, infinity ceiling, picture rail, glazed panelled door to hallway.



KITCHEN / DINING ROOM

20' 4" x 10' 0" (6.2m x 3.05m) Kitchen: Comprehensive range of navy fronted floor units with grey fronted wall units, inset 1½ bowl stainless steel sink unit with mixer tap, plumbing for washing machine and dishwasher, double glazed window to rear aspect overlooking garden, vinyl flooring, inset four ring gas hob with oven under, extractor hood, fan and light over, brushed steel splashback, range of drawers units, wall mounted Worcester boiler supplying domestic hot water and central heating (not tested), door to larder style cupboard with range of shelving, ceiling spotlights. Dining area: Twin double glazed doors to rear garden, tall contemporary style radiator, window to side aspect, matching flooring, further work surface with storage cupboards over and under, space for fridge/freezer.

FIRST FLOOR

Landing with balustrade and chrome spindles, double glazed windows to side aspect, access to loft space, ceiling coving, doors to primary rooms.

BEDROOM 1

13' 5" x 10' 0" (4.09m x 3.05m) Double glazed window to rear aspect overlooking garden with radiator under, ceiling coving, range of built-in wardrobes to one wall with hanging rail and cupboards over.

BATHROOM

White suite comprising: panelled bath with mixer tap, shower attachment and folding screen over, fully ceramic tiled to walls, vinyl flooring, close coupled w.c., vanity unit with oval wash hand basin and cupboards under, double glazed frosted window to rear aspect, chrome heated towel.

BEDROOM 2

11' 0" x 9' 5" (3.35m x 2.87m) Double glazed window to front aspect with radiator under, built-in wardrobes to one wall with hanging space and shelving.

BEDROOM 3

10' 5" decreasing to 6'10" x 7' 10" decreasing to 4'4" to front of built-in wardrobes (3.18m x 2.39m L shaped, built-in wardrobes to one wall with hanging space and shelving, double glazed window to front aspect, radiator, ceiling coving.

OUTSIDE

To the side of the house is a covered car port with lighting laid to brick paviour leading to rear garden via pedestrian gateway. To the rear is a split-level terrace garden with raised terrace accessible from the dining room, steps down to southerly facing lawned garden and onward to a lower level lawned garden with flowering shrub borders, cold water tap.

GARAGE

18' 9" x 9' 0" (5.72m x 2.74m) Wooden built, power and lighting, windows and door to side aspect, separate electric consumer box, alarm system.

AGENTS NOTES

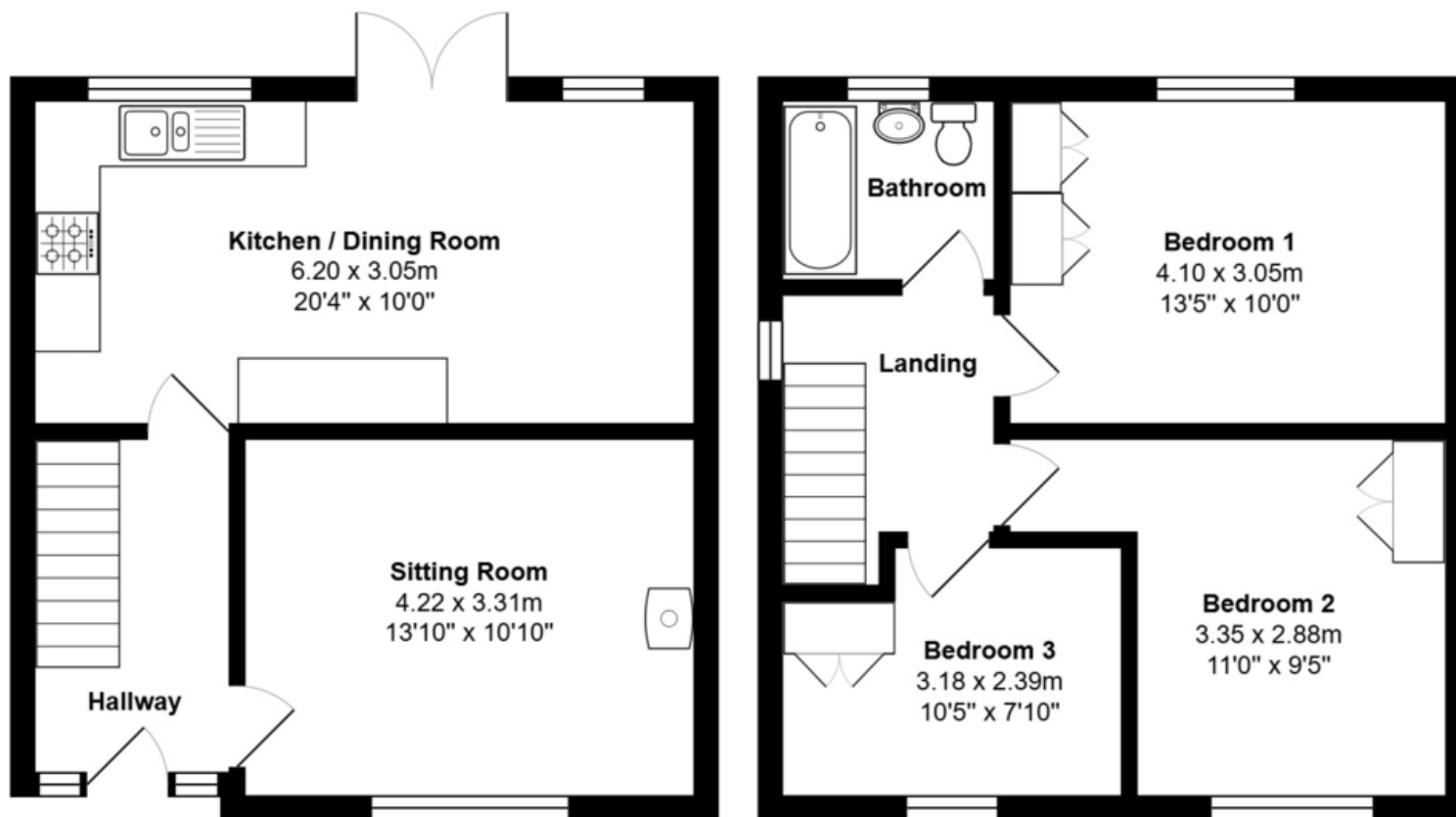
Council Tax Band C - Havant Borough Council

Broadband – ADSL/FTTC/FTTP Fibre Checker
(openreach.com)

Flood Risk – Refer to - (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: 80.7 m² ... 868 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		80
(69-80) C		
(55-68) D	63	
(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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