

£445,000
6 Towers Garden
Langstone, PO9 1RZ

PROPERTY SUMMARY

Offered with No Forward Chain, this spacious three bedroom family home offers picturesque views over Langstone Harbour and ample off road parking. This beautifully presented end terraced property benefits from a recent comprehensive scheme of modernisation throughout. Sitting well in its substantial corner plot and with a gated parking area and a garage in a block nearby, there are good transport links, pubs and coastal paths all close by. The contemporary accommodation comprises a stylish open plan kitchen/dining/living room with ample natural light, the first floor landing leads to a family bathroom suite and two double bedrooms; one with plenty of built in wardrobe space and the other with an ensuite. The master bedroom is on the top floor with stunning harbourside views and an ensuite WC and wardrobe. Externally a front driveway leads to a private parking area that opens to the sizeable rear garden, mainly laid to lawn. Internal viewings are essential to truly appreciate all this wonderful home has to offer, contact us today to arrange your appointment.

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ENTRANCE HALL

OPEN-PLAN KITCHEN/DINING/LIVING ROOM

30' x 16' (9.14m x 4.88m)

LANDING

BEDROOM TWO 14' 1" x 10' 6" (4.29m x 3.2m)

BATHROOM 9' 8" x 6' 4" (2.95m x 1.93m)

BEDROOM THREE 13' 6" x 9' 5" (4.11m x 2.87m)

ENSUITE

LANDING

BEDROOM ONE 19' 6" x 12' 6" (5.94m x 3.81m)

WC

WARDROBE

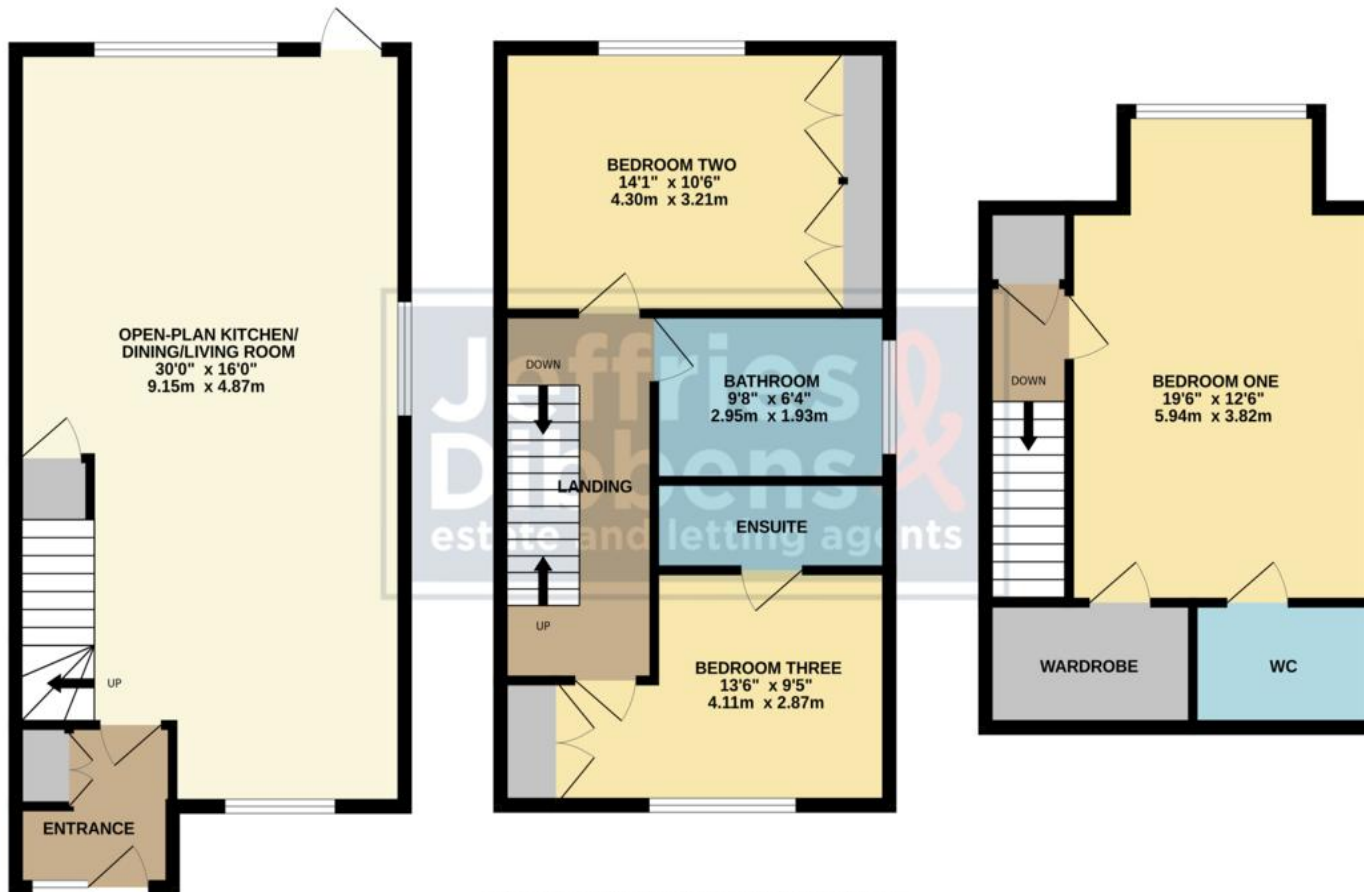
GARAGE



GROUND FLOOR
501 sq.ft. (46.5 sq.m.) approx.

1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.

2ND FLOOR
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 1342 sq.ft. (124.6 sq.m.) approx.

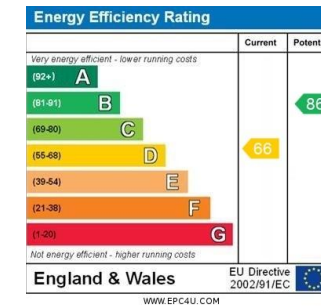
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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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