



16 Portsea View, Bedhampton, Havant, Hampshire, PO9 3FE

 FINE & COUNTRY

£785,000 - Freehold



Features

- A Modern Detached Family Home in an Elevate Position
- Four Bedrooms, Two En-Suites & Large Family Bathroom
- Spacious 21' Fitted Kitchen / Dining Room
- Three Reception Rooms

PROPERTY SUMMARY

No. 16 Portsea View occupies a prime position near the top of this sought-after David Wilson Homes development, enjoying far-reaching views across the City of Portsmouth, Langstone Harbour and Hayling Island. Presented in excellent condition throughout, this family home extends to approximately 2,135 sq ft of living space arranged over two floors. On the ground floor is an impressive entrance hall with

galleried landing, cloakroom, snug, study, sitting room, and a spacious 21ft kitchen/dining room with separate utility room. The first floor offers four bedrooms, including two with en-suites, together with a generous family bathroom. The rear of the property enjoys a desirable southerly aspect and the two principal bedrooms benefit from balconies with panoramic views. Conveniently located for access to major road networks, the property is well placed

for commuting to Portsmouth, Guildford, Chichester and Southampton, Havant railway station is just over two miles away and provides direct services to London Waterloo in approximately 1 hour 20 minutes. Local attractions include Langstone Harbour Nature Reserve, Hayling Island with its renowned water sports facilities, and Portsdown Hill, offering spectacular views across Portsmouth and the surrounding coastline. Offered with no forward chain.



ENTRANCE

No. 16 is set back on a private road serving access to four homes, driveway with off road parking to the front of the double garages, on the left hand side is a retaining wall with railings over, fence panelling and gate providing side pedestrian access to the other, external security lighting, slate chippings, shrubs and bushes with central pathway and external meter cupboard, brick retaining wall with soldier railings over leading to covered porch with inset spotlights, Ring doorbell, main front door with frosted glazed panel and house number leading to:

ENTRANCE HALLWAY

Balustrade staircase leading to galleried landing over, tiled flooring, ceiling spotlights, radiator, built-in cupboard, doors to primary rooms, wired-in smoke alarm.

CLOAKROOM

Ceramic tiled to half wall level, close coupled w.c., wash hand basin with mixer tap and cupboard under, double glazed frosted window to front aspect, large mirror, ceiling spotlights, chrome heated towel rail, electric consumer box.



STUDY

12' 1" x 7' 4" (3.68m x 2.24m) Measurements do not include recessed area for door opening. Double glazed window to front aspect with plantation shutter blinds and radiator under, large bookshelf with cupboards under, built-in desk with range of drawers and storage cupboards to one side, broadband connection box.

SITTING ROOM

16' 10" x 12' 1" (5.13m x 3.68m) Double glazed window to side aspect, bi-folding doors leading to balcony/covered terrace with soldier railings and views towards Langstone Harbour and Hayling Island in the distance, two radiators, chrome fronted power points, broadband connection box, door to:

LARGE KITCHEN / DINING ROOM

21' 7" x 14' 4" maximum decreasing to 10' at narrowest point (6.58m x 4.37m) Dining area; tiled flooring, part glazed door leading to hallway, radiator, twin double doors with full height windows and top openers to either side leading to balcony/terrace with outstanding views towards Langstone Harbour and Hayling Island in the distance, door leading to snug, door to utility room.

KITCHEN

Comprehensive range of white gloss fronted floor units with full height matching units, granite work surface and matching splashback, inset 1½ bowl sink unit with mixer tap and cupboard space under, integrated dishwasher with matching door, wine cooler, inset AEG induction hob with cupboards under, glass splashback with AEG extractor hood, fan and light over, tall storage cupboards/larder units, integrated fridge and freezer with matching doors, eye-level AEG double oven and grill with storage cupboards over and under, double glazed window to rear aspect overlooking terrace with far reaching views towards Langstone Harbour, ceiling spotlights, chrome fronted power points, matching tiled flooring, wired-in smoke alarm, ceiling spotlights, kickboards with built-in spotlights.

UTILITY ROOM

7' 4" x 5' 2" (2.24m x 1.57m) Double glazed door to side aspect, matching flooring, radiator, granite work surface, inset stainless steel sink unit with mixer tap and granite drainer to one side, space and plumbing for washing machine and tumble dryer, range of matching wall units, one housing Ideal boiler with timer switch supplying domestic hot water and central heating (not tested).

SNUG

11' 9" x 8' 5" (3.58m x 2.57m) Door to hallway, door to kitchen, double glazed window to front aspect with plantation shutter blinds and radiator under.

FIRST FLOOR

Galleried landing with balustrade, access to loft space, double doored built-in airing cupboard with hot water cylinder and range of shelving, radiator, wired-in smoke alarm, doors to primary rooms.

BEDROOM 1

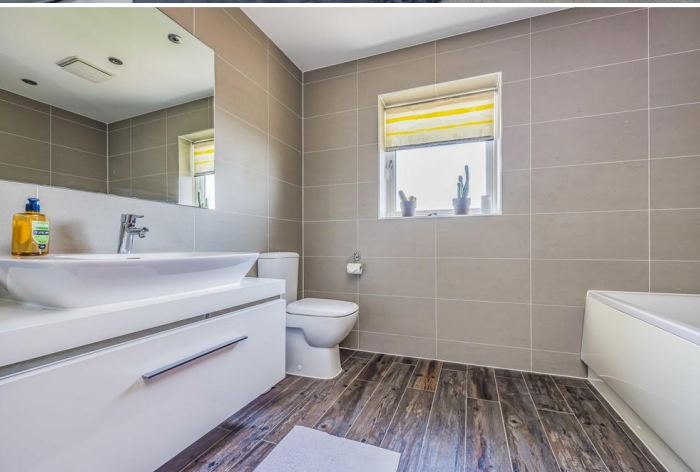
13' 8" x 12' 0" (4.17m x 3.66m) Opening leading to dressing room and en-suite bathroom, double glazed bi-folding door leading to covered roof terrace, wooden fenders with glazed panels under, wooden decking, pitched roof with open aspect views over roof tops towards Hayling Island, Langstone Harbour, the City of Portsmouth and the Isle of Wight in the distance, double glazed window to side aspect with radiator under, range of built-in bedroom furniture including chest of drawers with brushed steel handles, storage cupboards.

DRESSING ROOM

Double glazed window to front aspect with radiator under, range of floor to ceiling built-in wardrobes with hanging space and shelving, brushed steel T bar handles, door to:

EN-SUITE BATHROOM

White suite comprising; double ended bath with mixer tap and shower attachment, close coupled w.c., wash hand basin with mixer tap and cupboard under, shaver point, chrome heated towel rail, large shower cubicle sliding panelled door, drench style hood and wall mounted controls, ceiling spotlights, extractor fan, fully ceramic tiled to floor and walls, double glazed frosted window to front aspect.



BEDROOM 4

11' 1" x 9' 7" (3.38m x 2.92m) Double glazed window to front aspect with blinds and radiator under.

BEDROOM 3

12' 10" x 9' 5" (3.91m x 2.87m) Twin double glazed windows to front aspect with radiator under, range of built-in floor to ceiling sliding doored wardrobes to one wall with hanging space and shelving.

BEDROOM 2

10' 6" to front of wardrobes (12'6" max) x 10' 4" (3.2m x 3.15m) Bi-folding doors leading to covered terrace roof terrace, wooden fenders with glazed panels under, wooden decking, pitched roof with open aspect views over roof tops towards Hayling Island, Langstone Harbour, the City of Portsmouth and the Isle of Wight in the distance, range of floor to ceiling built-in wardrobes with hanging space and shelving, brushed steel T bar handles, door to en-suite, radiator.

EN-SUITE SHOWER ROOM

Double glazed frosted window to side aspect, close coupled w.c., pedestal wash hand basin with mixer tap, shaver point, shower cubicle with panelled doors and drench style hood, extractor fan and ceiling spotlights, chrome heated towel rail, fully ceramic tiled to floor and walls.

FAMILY BATHROOM

White suite comprising: vanity unit with oval wash hand basin with drawer under and large mirror over, shaver point, double ended panelled bath with central mixer tap and shower attachment, close coupled w.c., chrome heated towel rail, fully ceramic tiled to floor and walls, extractor fan, ceiling spotlights, double glazed frosted window to rear aspect.

OUTSIDE

To the rear accessible from the sitting room and dining is a south-facing raised terrace providing excellent space for outdoor entertaining, the terrace features a brick retaining wall with soldier railings, two covered seating areas, external lighting, and a cold-water tap. Steps descend to a landscaped lawned rear garden bordered by a brick retaining wall to one side and fencing to the other. A central paved seating area is complemented by attractive raised, angled flower beds planted with a variety of shrubs, evergreens, and mature bushes. A pathway leads to a raised timber garden shed, with steps providing access to the rear door and garage.

DOUBLE GARAGE

19' 9" x 19' 1" (6.02m x 5.82m) Twin up and over electric doors, side pedestrian door, power and lighting.

SITE MANAGEMENT

The estate is privately owned, the residents pay a charge of approx. £650.00 per annum to cover the costs relating to the communal gardening, lighting, insurance and rental of the adjacent land. The estate is managed by Remus Management

AGENTS NOTES

Council Tax Band F – 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)

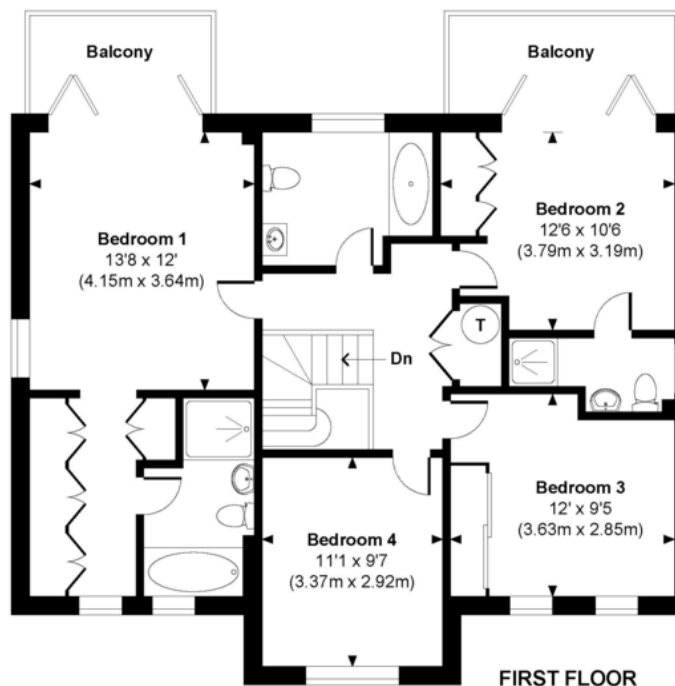
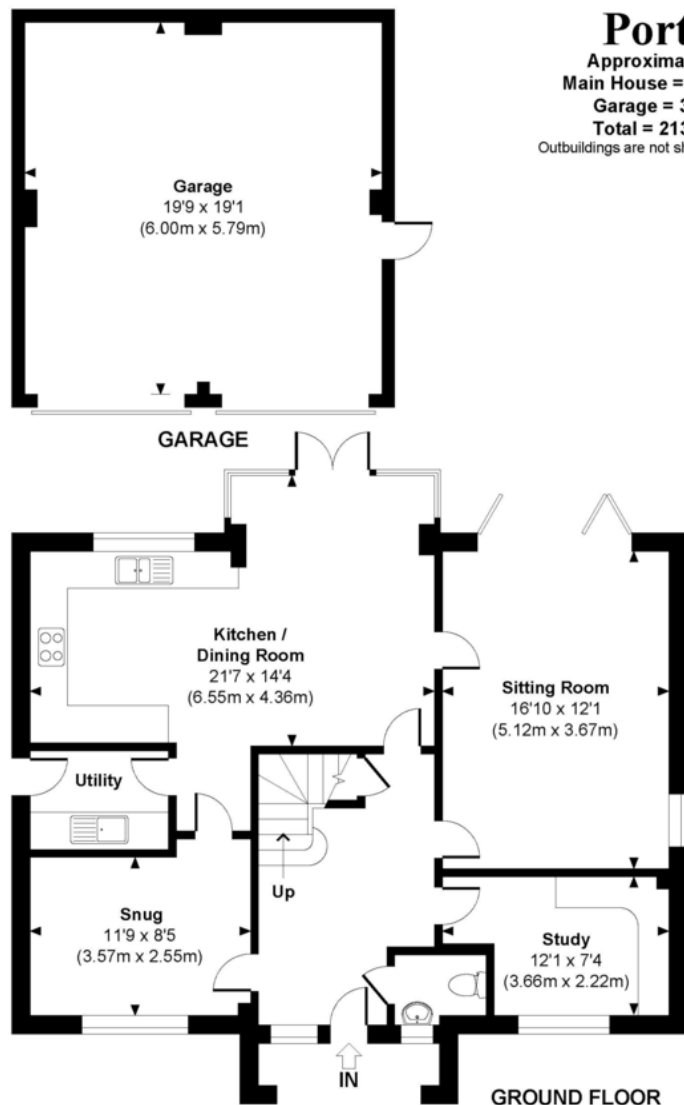
AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.



Portsea View

Approximate Gross Internal Area
Main House = 1761 Sq Ft / 163.56 Sq M
Garage = 374 Sq Ft / 34.74 Sq M
Total = 2135 Sq Ft / 198.30 Sq M

Outbuildings are not shown in correct orientation or location.



© www.propertyfocus.co | Professional Property Photography & Floorplans

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		
(69-80)	C	80	84
(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.

141 Havant Road, Drayton, Portsmouth, Hampshire. PO6 2AA

T: 023 93 277 277 E: drayton@fineandcountry.com

fineandcountry.com

 FINE & COUNTRY