

**£425,000**  
**7 Coastguard Cottages**  
Langstone, PO9 1RG



## PROPERTY SUMMARY

This wonderful 19th Century cottage has been sympathetically restored to create an absolutely stunning home for those discerning buyers searching for a period home. Located in the historic harbourside hamlet of Langstone with landmark buildings including a windmill and two historic Inns, the harbour is a designated area of outstanding natural beauty offering walks virtually from the doorstep! Internally the accommodation is keeping with the characterful exterior and comprises a cottage kitchen, a lovely cosy lounge, three bedrooms and a bathroom suite with freestanding bath tub and separate shower cubicle. Outside there are gardens to the front and rear. Viewing highly recommended.





## **HALLWAY**

**KITCHEN** 10' 3" x 8' 1" (3.12m x 2.46m)

**LOUNGE/DINER** 17' 3" x 11' 2" (5.26m x 3.4m)

## **LANDING**

**BEDROOM ONE** 11' 2" x 9' 3" (3.4m x 2.82m)

**BEDROOM TWO** 10' 3" x 8' 1" (3.12m x 2.46m)

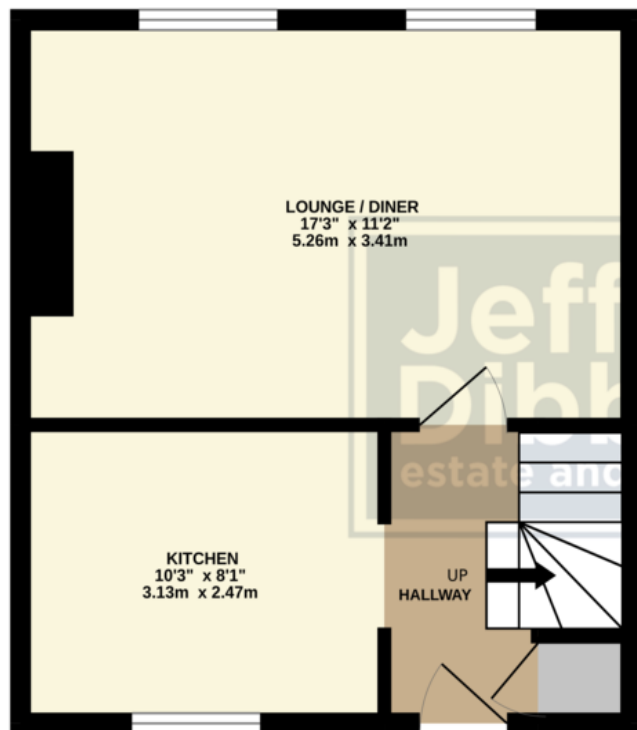
**BEDROOM THREE** 8' 4" x 8' (2.54m x 2.44m)

**BATHROOM** 6' 11" x 5' 5" (2.11m x 1.65m)

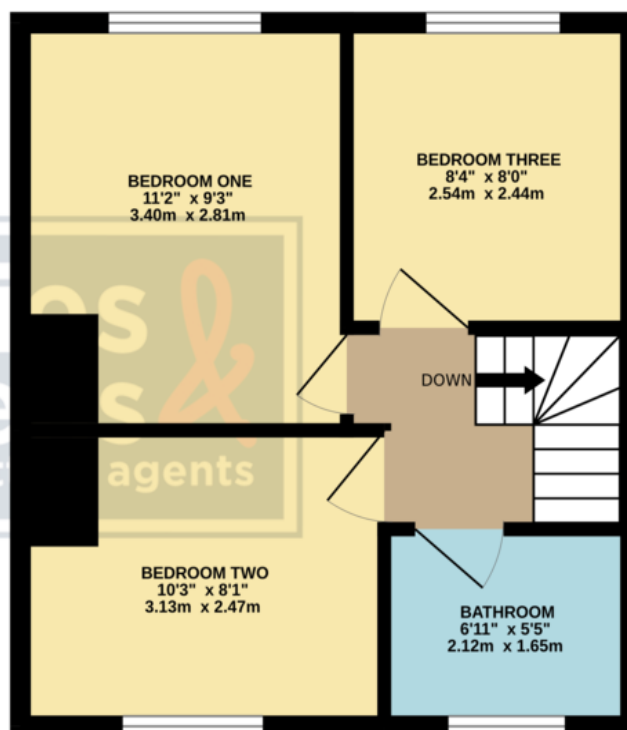




GROUND FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



FIRST FLOOR  
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 646 sq.ft. (60.0 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 C

**VIEWINGS**  
By prior appointment only

**EPC TO FOLLOW**

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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