



£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.

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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)

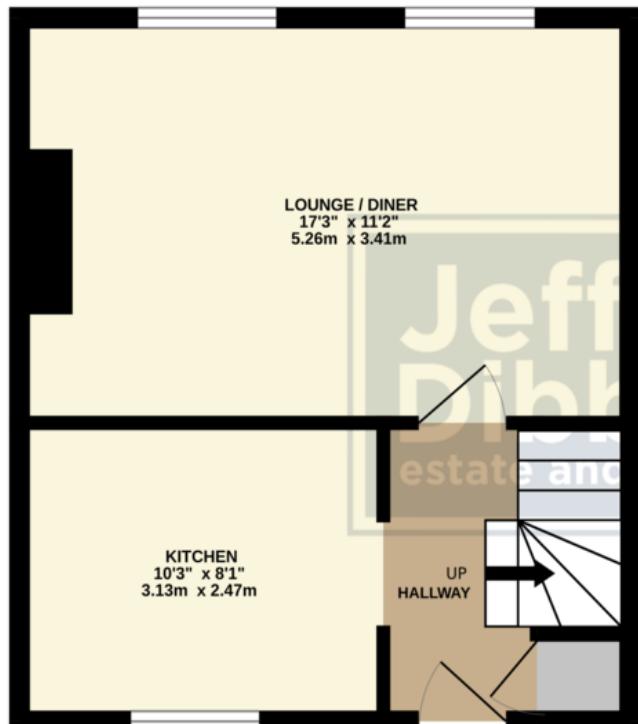
BEDROOM TWO 10' 3" x 8' 1" (3.12m x 2.46m)

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

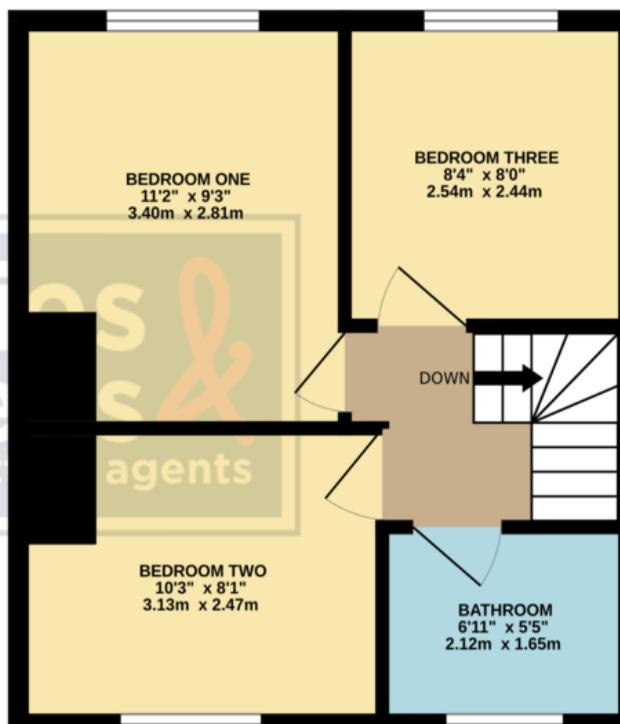
BATHROOM 6' 11" x 5' 5" (2.11m x 1.65m)



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.