



32 Old Rectory Road, Farlington, Hampshire, PO6 1AH

TOWN & COUNTRY
SOUTHERN

- £375,000 - Freehold
- Three Bedroom Detached Bungalow
- In Need of Some Renovation
- Elevated Position With Langstone Harbour Views
- No Forward Chain
- Garage & Off Road Parking

A detached, three bedroom bungalow which is situated in an elevated location with views towards Langstone Harbour and Hayling Island in the distance. The accommodation comprises; 23' living room, three bedrooms, a fitted kitchen, shower room and sun lounge/conservatory at the rear. The versatile bungalow is located within easy access of local shopping amenities, bus routes, recreation grounds and catchment for both Solent and Springfield Schools (subject to confirmation), The property is in need of some updating and redecoration however it is offered with no forward chain, car parking and a garage, early viewing is strongly recommended in order to appreciate the accommodation and location on offer.

TO FIND THE PROPERTY: From our office proceed along the Havant Road in an easterly direction taking the third road on the left hand side after the traffic light junction with the Eastern Road into Old Rectory Road, continue to the top where No.32 can be found directly in front of you.

ENTRANCE: Lowered kerb leading to shared concrete driveway which forks at the top providing off road car parking to the front of the garage, directly to the front of the property is a lawned garden with concrete pathway wrapping around the property with a raised balustrade terrace, to the right hand side are steps leading up to double glazed main front door with frosted panel leading to:



PORCH: Tiled flooring, internal door leading to:

LIVING ROOM: 23'3" x 12'0" Twin double glazed bow bay windows to front aspect looking down Old Rectory Road towards Langstone Harbour and Hayling Island in the distance, wood laminate flooring, two double radiators, door leading to inner hallway, further seating area with brick surround fireplace, matching flooring, further radiator.

INNER HALLWAY: Access to loft space, doors to primary rooms.

BEDROOM 2: 11'4" x 11'4" Double glazed window to side aspect with double radiator under, textured ceiling.

BEDROOM 1: 12'5" x 11'5" Double glazed window to side aspect with radiator under, twin double glazed doors leading to conservatory.

KITCHEN: 10'6" maximum, decreasing to 8'4" x 9'0"

Range of matching wall and floor units with inset 1½ bowl sink unit with mixer tap, integrated Neff dishwasher and washing machine with matching doors, eye-level Neff oven with cupboards over and under, integrated fridge with matching door, range of drawer units, inset AEG gas hob with glass splashback, extractor hood, fan and light over, cupboard housing gas and electric meters, tiled surrounds, double glazed door with frosted windows and matching windows to one side leading to side access and parking.

SHOWER ROOM: Large shower cubicle with drying area to one end, wall mounted controls, ceramic tiled surrounds, tiled to floor and walls, low level w.c., pedestal wash hand basin, double glazed frosted window to side aspect, heated towel rail.

BEDROOM 3: 11'5" x 8'10" Double glazed window to side aspect with radiator under, built-in cupboard housing hot water cylinder and Worcester boiler supplying domestic hot water and central heating (not tested), twin double glazed doors leading to:

CONSERVATORY: 19'0" x 7'10" Tiled flooring, double radiator, polycarbonate glazed roof, double glazed windows with top openers overlooking garden, double glazed door to side aspect.

OUTSIDE: Directly to the rear is a lawned garden with high manicured hedge, shrubs and bushes, access to garage.

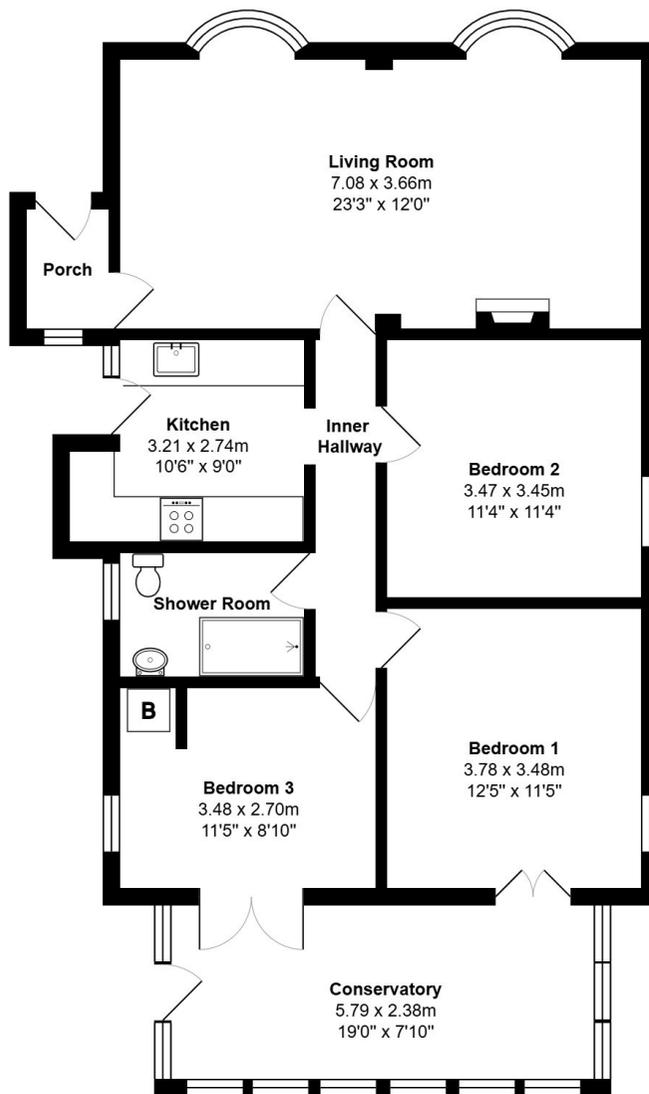
DETACHED GARAGE: 19'10" x 8'6" Up and over door, side pedestrian door, windows to side and rear.

AGENTS NOTES:

Council Tax Band D - Portsmouth City Council
Broadband – ADSL/FTTC [Fibre Checker \(openreach.com\)](http://www.openreach.com)
Flood Risk – Refer to -
[GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](http://www.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: 99.3 m² ... 1069 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	76
(39-54)	E	63
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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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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