

OLD RECTORY ROAD

FARLINGTON | HAMPSHIRE | PO6 1AH



£415,000
Freehold

- Four Bedroom Family Home
- Accommodation Over Three Floors
- Spacious Master Bedroom with En-Suite & Sea Views
- Two Bathrooms, plus Downstairs WC
- Modern Stylish Kitchen
- Feature Parquet Flooring to Reception Rooms
- Garage with Additional Parking in Front
- Off Road Parking : No Forward Chain



In Brief

Arranged over three floors, this beautifully presented four-bedroom family home offers spacious and versatile accommodation, perfectly suited to modern family living. The ground floor boasts a bright and spacious entrance hall, leading through to a welcoming main reception room with feature painted chimney breast, character parquet flooring and a southerly aspect bay window. The second reception room, which again is complemented by attractive parquet flooring, has a central fireplace surround and flows seamlessly into the family room, via glazed doors creating an exceptional open-plan living space overlooking the rear garden. This bright and sociable area with superb skylight windows is just perfect for everyday family life and also benefits from a downstairs cloakroom with utilities for laundry. A stunning contemporary kitchen completes the downstairs accommodation and has been beautifully fitted with sleek gloss units, oak block worksurfaces and integrated appliances - perfect for both keen cooks and everyday practicality. On the first floor are two generous double bedrooms, a further single bedroom and a modern, stylish family bathroom. Occupying the top floor, the impressive principal bedroom suite provides a private retreat, enjoying sea views together with well-designed built-in wardrobes, and a spacious contemporary en-suite shower room. Outside, the property enjoys a good-sized rear garden which is laid to lawn with panelled fencing and a central pathway. Situated at the rear of the garden and being separated with high level planters is an attractive raised decked terrace, ideal for entertaining and al fresco dining - or perhaps just a peaceful retreat to relax and in the sunshine. Further decking adjoins the house providing a shadier spot to sit and enjoy the view of the garden. Additional benefits include off road parking to the front, plus a garage (located at the rear of the property) with additional parking directly in front. Combining generous living accommodation, stylish interiors, attractive sea views and the benefit of NO CHAIN, this is a definite 'must see' property! Call our office today, to secure your personal viewing.

£415,000

KEY FACTS

Tenure : Freehold

Energy Performance Certificate : To be confirmed

Council Tax Band : C

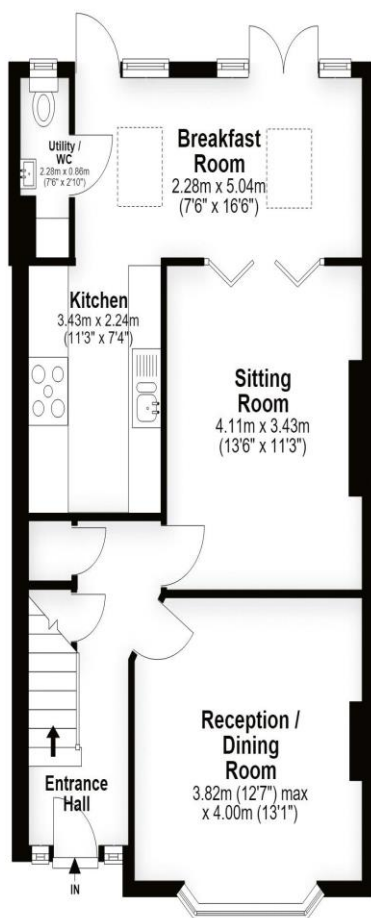


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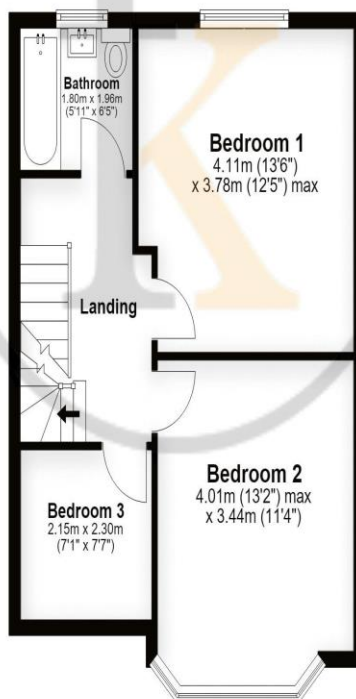
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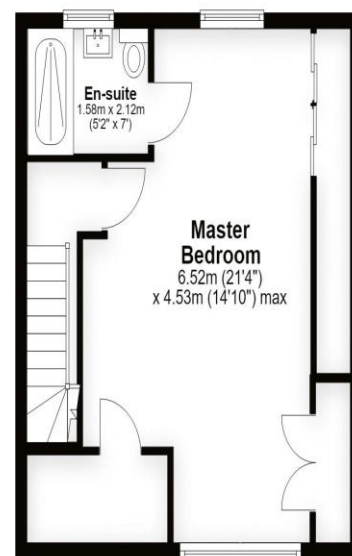
Ground Floor



First Floor



Second Floor



Total area: approx. 155.3 sq. metres (1671.3 sq. feet)

These plans are for illustrative purposes only and while we take every care to confirm their accuracy, they must not be relied upon as a definitive representation of the subject property.
Plan produced using PlanUp.

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