



367 Havant Road, Farlington, Hampshire, PO6 1AA

TOWN & COUNTRY  
SOUTHERN



*An Impressive Three / Four Bedroom Detached Home*

*Two / Three Reception Rooms & Fitted Kitchen*

*Two Bathrooms / 1838 Sq Ft of Living Space*

*Off Road Car Parking / Enclosed Rear Garden*

An impressive, detached family home in a popular location yet within easy access of local shopping amenities, bus routes, catchment for local schools (subject to confirmation) and commutable road links.

Sit proudly in an elevated position this property offers 1838 sq ft of living space and comprises: hallway with oak flooring, 17' sitting room, 19' kitchen/breakfast room with utility room and 15' dining room with

double doors leading to rear garden, cloakroom and family room/bedroom 4 on the ground floor. On the first floor are three bedrooms, en-suite shower room and family bathroom.



To the front is parking for numerous cars set behind a brick retaining wall and pillared gateway and to the rear is a low maintenance lawn with pergola, patio area and mature shrubs and bushes. Early internal viewing of this property is strongly recommended in order to appreciate the accommodation and also the location on offer.

**TO FIND THE PROPERTY:** From our office proceed along the Havant Road in an easterly direction passing the Eastern Road traffic light junction, where No. 367 can be found on the left hand side just after the turning for Old Rectory Road.

**ENTRANCE:** Lowered kerb leading to curved brick wall to front, pillared gateway with stone acorns (gate not functioning) leading to brick paviour driveway with off road parking for numerous cars, brick retaining walls to either side of property with raised flowering borders, bushes and lawns, steps and gate to the left hand side leading to rear garden, covered entrance with curved brick step leading to double glazed main front door with windows to either side, leading to:



**PORCH:** Tiled flooring with coir matting area, internal door with glazed panels leading to:

**HALLWAY:** Oak parquet flooring, staircase rising to first floor, ceiling coving, feature archway with roll top radiator, doors to primary rooms.

**SITTING ROOM:** 17'4" x 12'11" Double glazed bay window to front aspect overlooking driveway, infinity ceiling, picture rail, central chimney breast with surround fireplace with tiled inlay and hearth feature circular window with leadlight panels depicting galleon to one side, two roll top radiators.



**KITCHEN / BREAKFAST ROOM:** 19'3" x 10'11" Tiled flooring, doors to family room and cloakroom, bracket and wiring for wall mounted T.V., ceiling coving and spotlights, peninsular style divide with granite surface and cupboards under, breakfast bar to one side, integrated wine cooler, square opening leading to dining room. **Kitchen area:** comprehensive range of matching wall and floor units with granite work surface, inset stainless steel sink unit with drainers to either side and mixer tap, integrated dishwasher with matching door, brushed steel T bar handles, power points with USB points, under unit spotlights, double glazed window to rear aspect overlooking garden with pelmet and spotlights over, matching tiled flooring, space for free standing range style cooker with granite splashback, extractor hood, fan and light over, space for American style fridge/freezer with tall cupboards to either side and storage cupboards over, range of pan drawers, ceiling spotlights.

**UTILITY ROOM:** Understairs with work surface and plumbing for washing machine, range of cupboards, fluorescent tube lighting, narrow work surface with cupboards under, space for condensing tumble dryer.

**DINING ROOM:** 15'0" x 12'11" Double glazed doors with full height windows to either side leading to rear garden, double glazed window overlooking garden with granite sill, roll top radiators under, ceiling spotlights.

**CLOAKROOM:** Fully ceramic tiled to floor and walls, recessed area with narrow granite surface, wall mounted wash hand basin, concealed cistern w.c., frosted double glazed window to side aspect, ceiling spotlights and coving, radiator.

**FAMILY ROOM / BEDROOM 4:** 16'9" x 8'4" Feature vaulted ceiling with concealed lighting, tiled flooring, double glazed window to front aspect overlooking driveway, dimmer switch.

**FIRST FLOOR:** Landing with balustrade, double glazed window to side aspect with seating area, access to loft space via extendable ladder, Vaillant boiler with wireless thermostat control supplying domestic hot water and central heating (not tested) located in the roof space.

**BEDROOM 2:** 15'10" x 11'0" to front of built-in wardrobes. Range of double doored built-in wardrobes to one wall measuring approximately 1'10" in depth with hanging space and shelving, curved ceiling and spotlights, double glazed window to front aspect with roll top radiator under.



**FAMILY BATHROOM:** 10'1" x 7'5" Curved tiled wall with walk-in shower, concealed cistern w.c., vanity unit with granite top, wash hand basin with mixer tap and cupboards under, fully ceramic tiled to floor and walls, heated towel rail, corner panelled bath with mixer tap and separate shower attachment, double glazed frosted window to rear aspect, ceiling spotlights.

**BEDROOM 3:** 12'7" x 12'0" into dormer window. Double glazed dormer window to front aspect with roll top radiator under, double doored built-in wardrobe to one wall with hanging space and shelving, ceiling spotlights.

**BEDROOM 1:** 18'4" x 13'3" Feature curved wall with door to en-suite, twin double glazed doors with full height windows to either side overlooking rear garden with Juliet balcony, range of built-in wardrobes to two walls, one triple doored wardrobe measuring approx. 2'6" in depth with hanging space and shelving, further double doored wardrobe measuring approx. 3'0" in depth with hanging space and shelving, ceiling spotlights.

**EN-SUITE SHOWER ROOM:** Large shower cubicle with seating area, extractor fan, ceiling spotlights, granite plinth with stone circular wash hand basin, mixer tap and cupboards under, double glazed frosted window to side aspect, curved wall with concealed cistern w.c. and shelf over, heated towel rail.

**OUTSIDE:** To the rear, accessible from the dining room is a lowered patio area with curved wall leading to primary lawned garden with central pathway and mature shrubs and bushes to either side of garden, steps leading up to raised terrace and false grass areas with pergola, garden shed, cold water tap and lighting.

#### **AGENTS NOTES:**

Council Tax Band F - Portsmouth City Council

Broadband – ASDL/FTTC [Fibre Checker \(openreach.com\)](https://www.openreach.com)

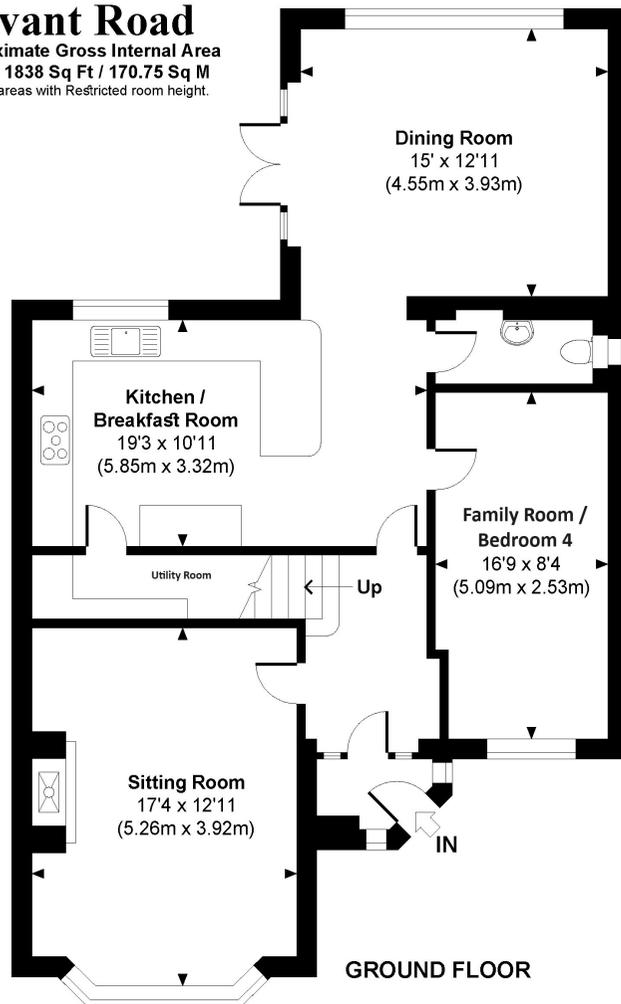
Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk))

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.



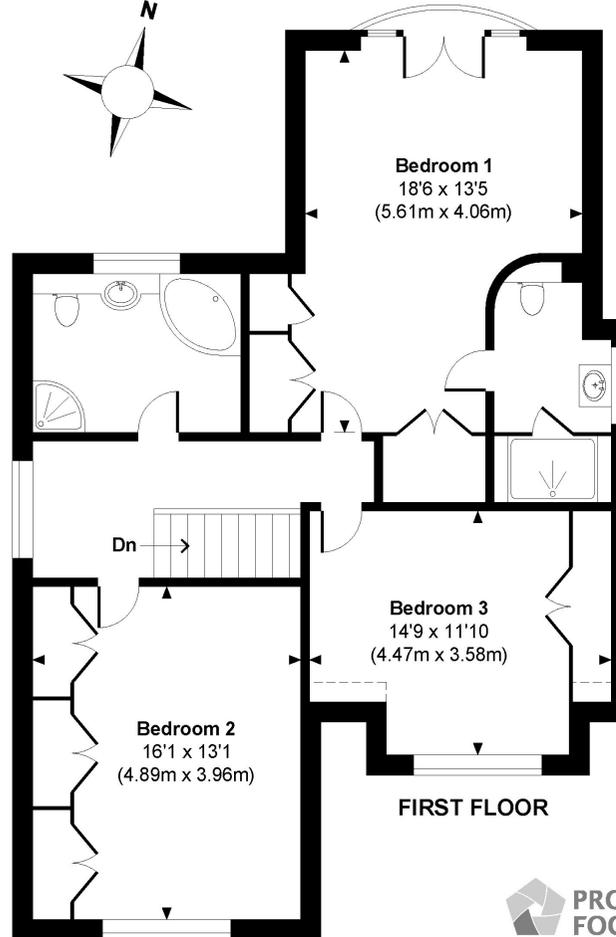
# Havant Road

Approximate Gross Internal Area  
 Total = 1838 Sq Ft / 170.75 Sq M  
 Includes areas with Restricted room height.



GROUND FLOOR

--- Indicates restricted room height less than 1.5m.



FIRST FLOOR



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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		78
(55-68)	D	65	
(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.