

Borland & Borland
Independent Estate Agent

15 Castle Avenue, Warblington

Havant, PO9 2RY

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DETACHED BUNGALOW IN PRIME WARBLINGTON LOCATION... Occupying a generous plot in this highly sought-after location, this well-maintained detached bungalow offers spacious and versatile accommodation, with excellent potential for modernisation and personalisation to suit individual tastes. Lovingly owned and meticulously cared for by the current owners for the past 47 years, the property presents a rare opportunity to acquire a much-cherished home in a desirable setting.

The accommodation includes a bright sitting room with bay window and feature fireplace, separate dining room, kitchen/breakfast room and a conservatory overlooking the garden. There are three bedrooms, two of which are generous doubles with fitted wardrobes, together with a family bathroom and separate cloakroom. Outside, there is a detached double garage, substantial workshop, ample driveway parking and mature gardens offering a good degree of privacy. Conveniently situated for local amenities, Havant town centre, mainline rail links to London Waterloo, and the coastal attractions of Emsworth and Langstone Harbour, this is a rare opportunity to acquire a substantial bungalow in a highly regarded location.

- DETACHED BUNGALOW
- GENEROUS PLOT
- THREE BEDROOMS
- TWO RECEPTION ROOMS & CONSERVATORY
- LARGE DRIVEWAY, DOUBLE GARAGE & WORKSHOP
- WEST FACING GARDEN
- SOLAR PANELS
- WALKING DISTANCE TO THE TRAIN STATION

Asking Price
£775,000
Freehold




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ACCOMMODATION

- Entrance Hall
- Sitting Room
- Kitchen/Breakfast Room
- Dining Room
- Conservatory
- Principal Bedroom
- Bedroom Two
- Bedroom Three/Study
- Family Bathroom
- Separate Cloakroom/WC
- Utility/Storage Area

Outside

- Generous Mature Plot
- Detached Double Garage
- Large Workshop
- Ample Driveway Parking
- Established Front and Rear Gardens

EPC: C
Council Tax: F








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LOCATION

Located in a favoured residential location, with easy access to road & rail links including A27 & A3, and mainline railway stations at Havant (London-Portsmouth line) and nearby Warblington (South Coast line). It is also within easy walking distance of the local senior school.

Nearby in Havant there are Marks & Spencer, Waitrose and Tesco stores. To the south is Chichester Harbour (an Area of Outstanding Natural Beauty), with the South Downs to the north, all ideal for walks and cycling.



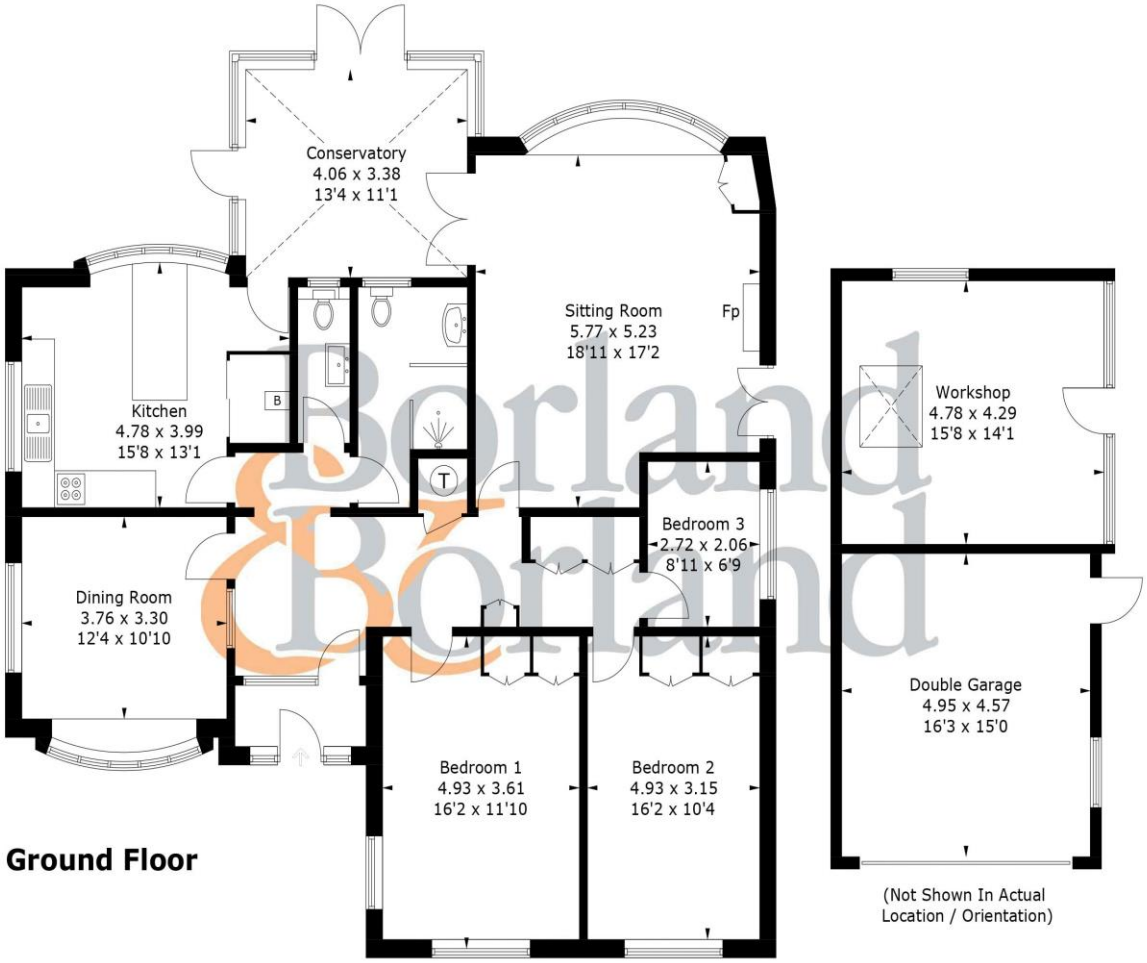





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Approximate Gross Internal Area = 148.2 sq m / 1595 sq ft
Outbuilding = 43.8 sq m / 471 sq ft
Total = 192.0 sq m / 2066 sq ft



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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate.
These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1319240)





Directions

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