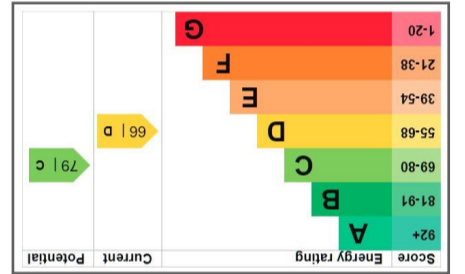
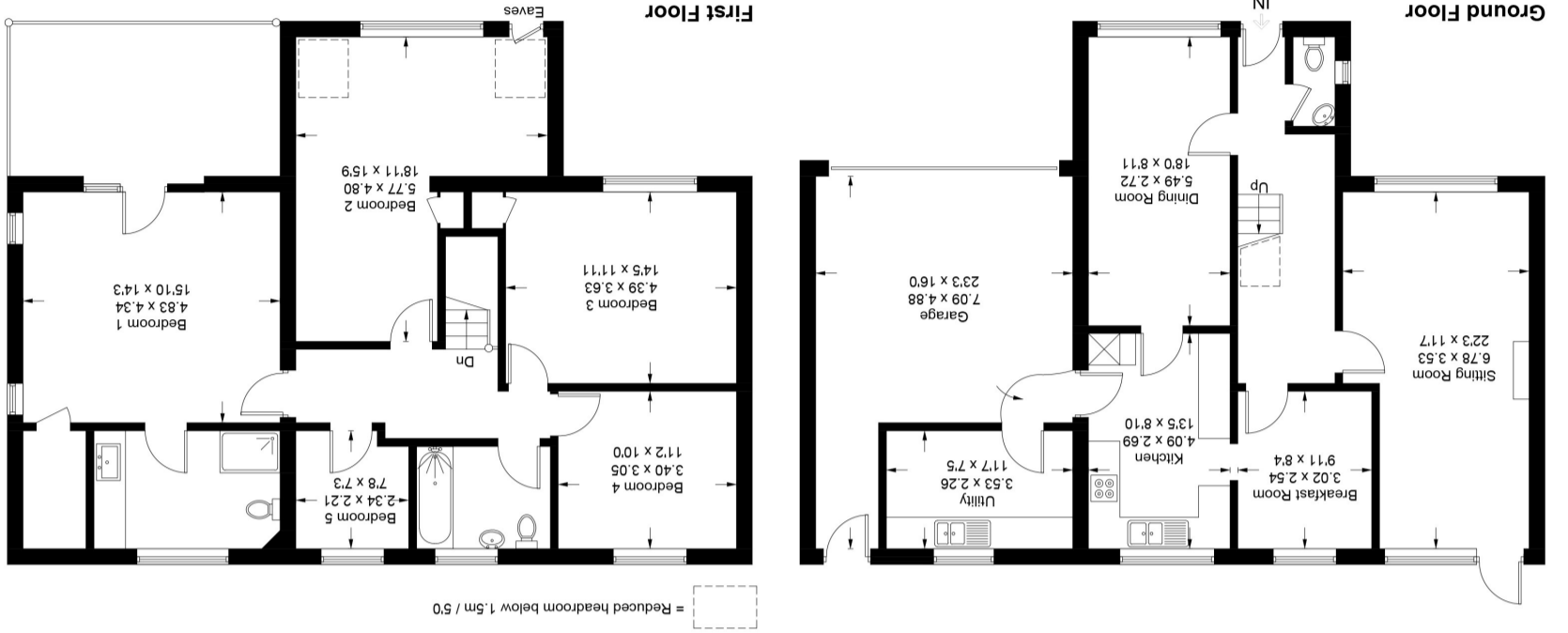
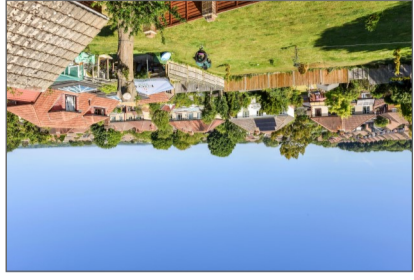


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
 Created by Emzo Marketing 2022. (ID873104)



19, Pennant Hills, PO9 3JZ
 Approximate Gross Internal Area = 215.0 sq m / 2314 sq ft
 (Including Garage)
 Produced for Stride & Son Estate Agent.



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Bedhampton, Havant

19 Pennant Hills, Bedhampton, Havant, Hampshire, PO9 3JZ.

Situated at the end of this quiet residential cul-de-sac, an extremely spacious **detached family house**. The property, which is believed to date from around 1970, has been greatly extended by the present owners and occupies an unusually generous sized plot. The property now offers **5 bedrooms**, three reception rooms, large kitchen, utility room, **double garage** and **ample off-street parking**. The property has UPVC double glazing, gas fired central heating and is conveniently located with easy access to shops, also being ideally suited for those commuting to London via A3.

The house is within easy reach of Bedhampton's local shopping parade, doctor, pharmacy and park. It is also located within the catchment for both Bidbury infant and junior schools which have been rated outstanding and good respectively. There is a main line railway station in Havant with connections to London Waterloo and Portsmouth, and a regular bus service from the end of the road.

The accommodation is arranged as follows:

Covered entrance with double glazed front door to:

- HALL:** Double radiator. Woodblock floor.
- CLOAKROOM:** Low level WC. Vanity unit with cupboard below.
- SITTING ROOM:** 22'3 x 11'7 max. Feature fireplace with marble surround. Radiator. Double aspect window. Woodblock floor. Double glazed door to rear garden.
- DINING ROOM:** 18' x 8'11. Double radiator. Woodblock floor. Door to Kitchen.
- BREAKFAST ROOM:** 9'11 x 8'4. Double radiator. Door to:
- KITCHEN:** 13'5 x 8'10. Extensive range of fitted base and wall cupboards. Inset one and a half bowl sink with mixer and filtered water tap. Integrated dishwasher. Electric double oven. Ceramic hob with cooker hood over. Integrated fridge. Door to garage and to:
- UTILITY ROOM:** 11'7 x 7'5. Range of fitted base units. One and a half bowl inset stainless steel sink. Plumbing for washing machine and space for dryer, fridge and freezer. Worcester gas boiler for domestic hot water and central heating.

Stairs to:

- 1ST FLOOR LANDING:** Hatch to part boarded loft with aluminium ladder. Double radiator.
- BEDROOM 1:** 15'10 x 14'3. Radiator. Walk-in wardrobe. TV aerial and telephone point. Double glazed patio door to large **south facing balcony** with far reaching views to the north, and east to The Downs.
- SHOWER ROOM ENSUITE:** Vanity unit with cupboards and drawers below. Mixer tap and medicine cupboard over. Low level WC. Fully tiled shower cubicle with thermostat control and glazed screen. Radiator. Two chromium plated towel rails.
- BEDROOM 2:** 18'11 x 15'9 max. (L-shaped). Shelved linen cupboard. Wardrobe cupboard with cupboards over. Large eaves cupboard. Radiator.
- BEDROOM 3:** 14'5 x 11'11. Radiator. Wardrobe with cupboard over.
- BEDROOM 4:** 11'2 x 10'. Radiator. Views to The Downs.
- BEDROOM 5:** 7'8 x 7'3. Radiator.
- FAMILY BATHROOM:** White suite comprising panelled bath with mixer tap shower attachment. Tiled surround and glazed screen. Pedestal wash hand basin. Low level WC. Radiator. Towel rail.
- SERVICES:** All main.
- COUNCIL TAX BAND:** Havant Borough Council – Band E
- EXTERIOR:** To the front of the property is an open plan walled garden. Concrete drive with parking for two cars leading to **integral double garage 23'3 x 16'** with automatic roller door. Electric light and power. Gas and electric meters. Circuit breaker. Half glazed rear door to garden comprising extensive split level paved terrace with outside water tap. Useful store and side access. The whole is bounded by fencing and walls giving a good degree of privacy with a rooftop view to The Downs beyond.

PRICE GUIDE: £575,000 FREEHOLD

- DIRECTIONS:** From Havant train station head east along North Street towards Waterloo Road. At the roundabout take the 2nd exit onto Elm Lane and at the traffic lights turn right onto Park Road (B2149). At the roundabout take the 1st exit onto New Road (B2149) and continue on the Bedhampton Road (B2177). At the next roundabout take the 2nd exit onto Portsdown Hill Road (B2177) and take the 2nd turning on the right into Pennant Hills. Follow the road to the far end where no 19 will be found as the last house on the left hand side.

Please Note: Neither the heating system nor the services have been checked by the Agents.

