



40 Southleigh Road

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- ▶ Enjoy living in the popular Denvilles area of Havant
- ▶ Walk into Havant town centre for local amenities
- ▶ Stay warm with the underfloor heating
- ▶ Park several vehicles on the long driveway and in the garage
- ▶ Take the train from Warblington to London and Brighton
- ▶ Move straight in to this beautifully presented home
- ▶ Socialise with the family in the large kitchen/breakfast room
- ▶ Take time to create your own garden design

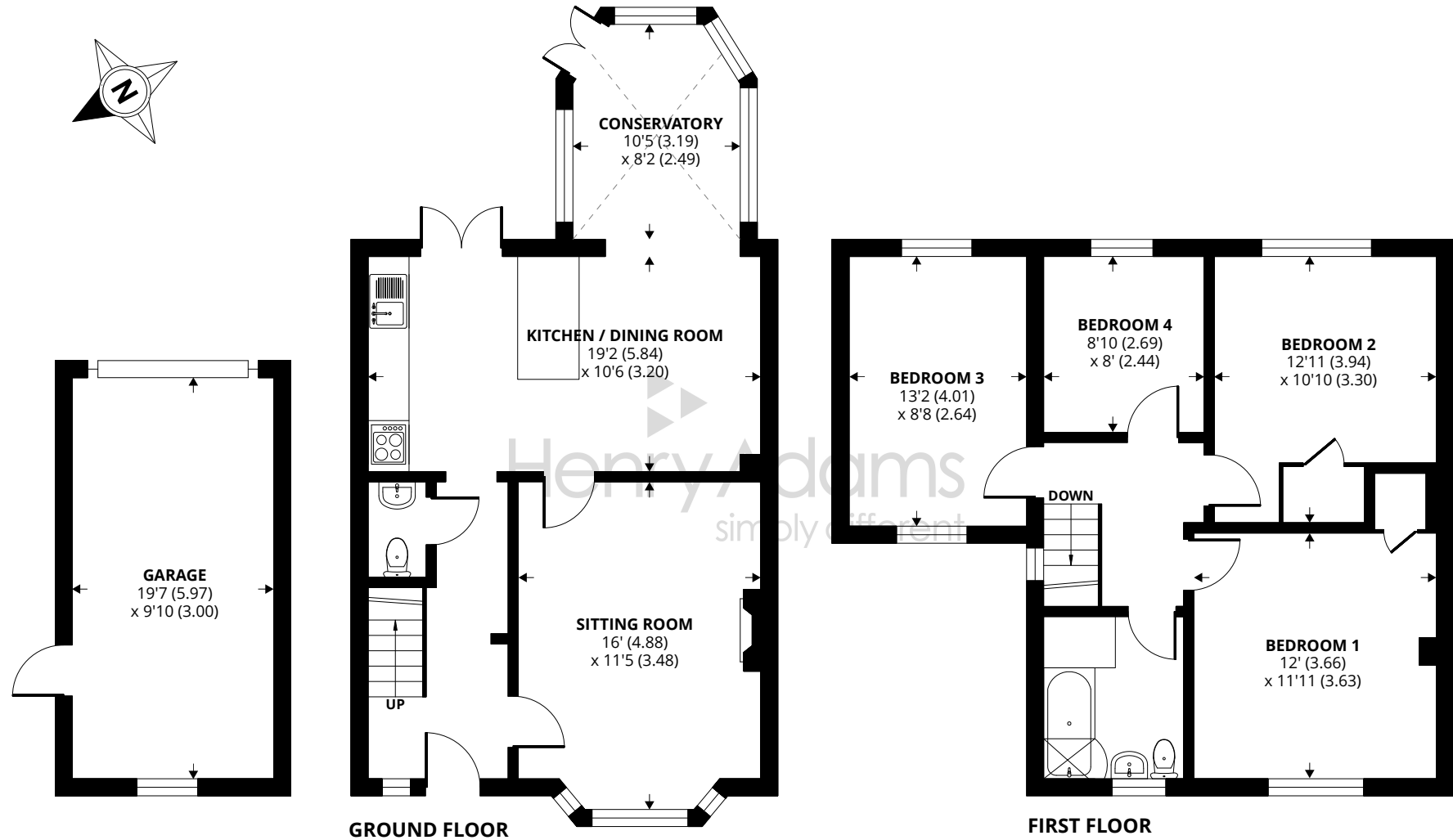
An imposing family home situated on a popular tree lined avenue in the Denvilles area of Havant.

Modernised and refurbished by the current owner, the downstairs accommodation features a new boiler, underfloor heating and engineered oak flooring. The attractive hallway leads on to the spacious sitting room and there is a large kitchen dining room. Finally downstairs there is a large conservatory/extension.

Upstairs the accommodation is extensive with four double bedrooms. The family bathroom features more underfloor heating.

Outside to the front there is a garden area and long driveway leading to the single detached garage. The rear garden is a blank canvass, predominantly laid to lawn, secluded and enclosed





40 Southleigh Road, Havant

Approximate Area = 1200 sq ft / 111.4 sq m

Garage = 193 sq ft / 18 sq m

Total = 1393 sq ft / 129.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checom 2023. Produced for Henry Adams. REF: 960087

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Situation

40 Southleigh Road is located in Denvilles, a leafy and popular suburb of Havant and conveniently situated for access to nearby Emsworth. Havant has excellent day to day shopping facilities including a Waitrose, and a mainline railway station, with services to London Waterloo. The picturesque village of Westbourne lies to the east with a church, doctors surgery and a locally renowned bakery whilst Emsworth, also nearby, on the upper reaches of Chichester Harbour with access to excellent coastal walks, is a bustling village with shops, pubs and restaurants, including the Michelin starred 36 on The Quay. By road there are links to Chichester, Portsmouth and Petersfield via the A27, M27 and A3.

02nd November 2023

