



## 7 Langstone High Street



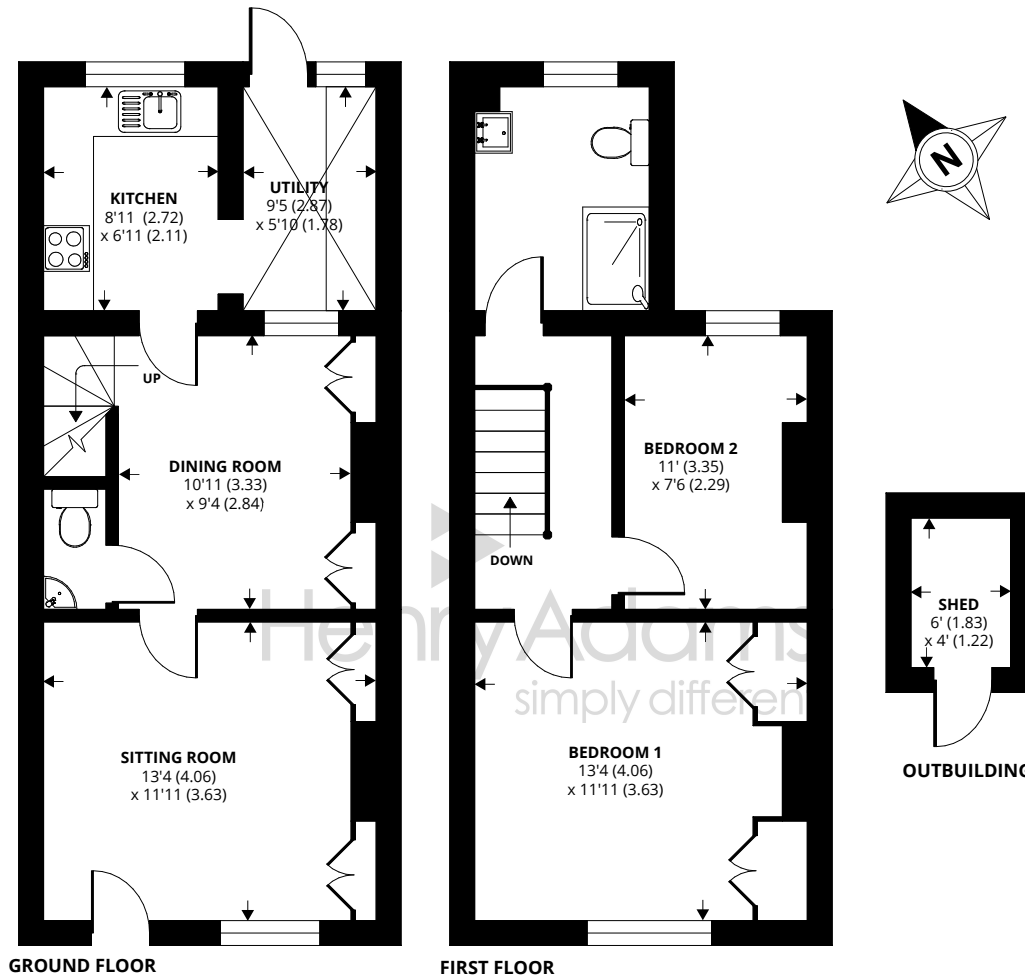
- ▶ Charming Character Cottage
- ▶ Cloakroom
- ▶ Two Reception Rooms
- ▶ Utility Room
- ▶ Highly Sought After Location
- ▶ Two Double Bedrooms
- ▶ Original Features
- ▶ Modern Shower room
- ▶ Private Garden
- ▶ No Forward Chain

An opportunity to purchase this charming two bedroom cottage situated in a highly sought after location.

The sitting room is spacious with original storage and feature fire place and a door leading through to a separate dining room. The kitchen offers plenty of storage space with a matching range of wall and base units and views across the garden. There is also a good size utility room off the kitchen with rear access to the garden and a cloakroom.

Upstairs there are two bedrooms with bedroom one benefiting from fitted wardrobes. There is also a spacious modern shower room with tiled flooring located on the first floor. Outside the garden is secluded and enclosed and has been well maintained by the current owner. It features mature shrubs, flower borders and lawned area. There is a shed.





## Langstone High Street, Havant, PO9

Approximate Area = 829 sq ft / 77 sq m

Outbuilding = 24 sq ft / 2.2 sq m

Total = 853 sq ft / 79.2 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|checon 2023. Produced for Henry Adams. REF: 1059379

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

The cottage is situated in a superb position in the High Street which leads to Langstone Foreshore, at the top of Chichester Harbour, with beautiful coastal walks and scenery between Emsworth and Hayling Island. Langstone is located between Havant and Hayling Island and as such has good links to the A27 linking Portsmouth and Chichester and the A3(M) Petersfield and London to the north. Nearby Havant has a range of shopping, leisure facilities and schooling. There is also a main line station with services to London Waterloo. Viewing is highly recommended.

4th December 23

