





# 15a First Avenue

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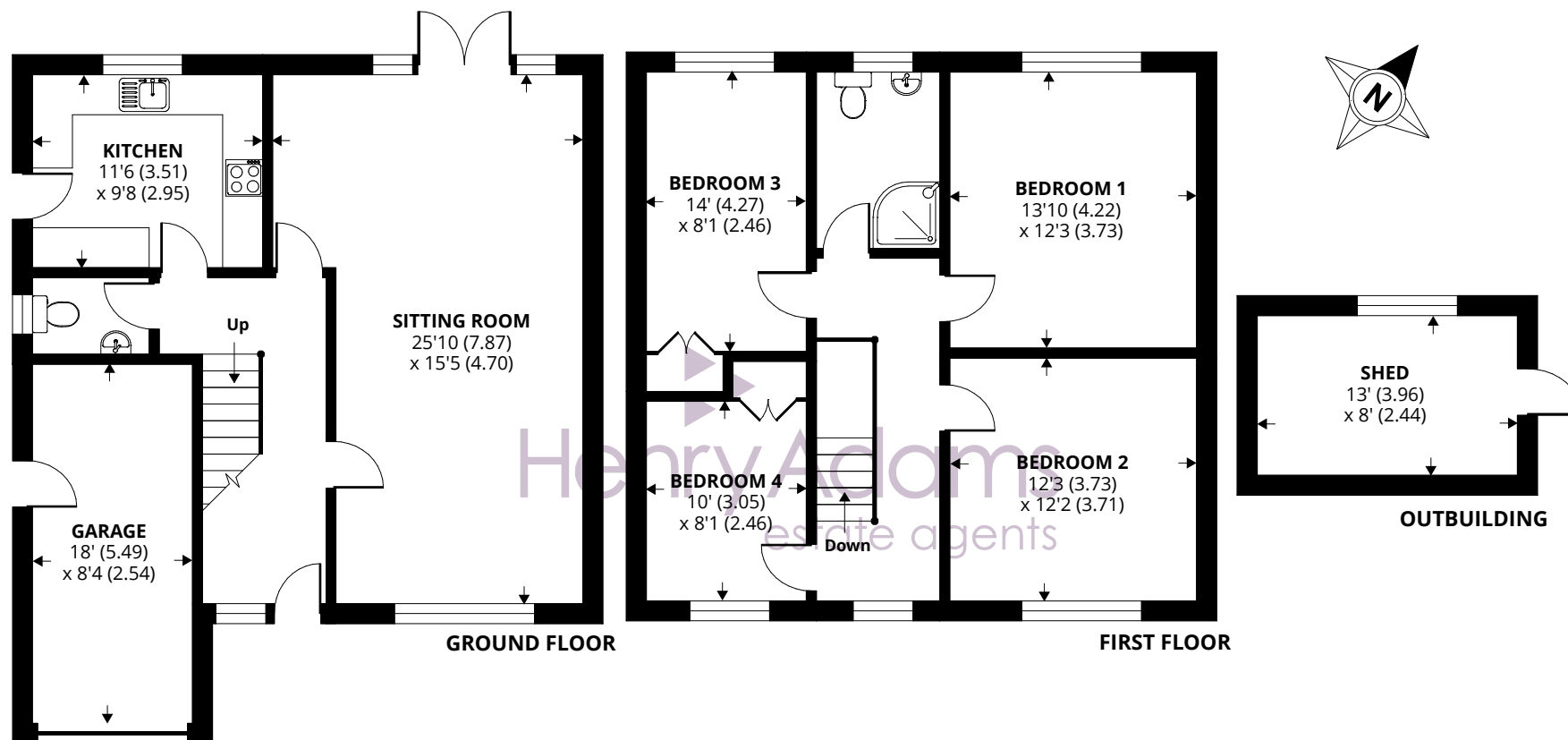
- ▶ **Four Bedroom Detached House**
- ▶ **Cloakroom**
- ▶ **Family bathroom**
- ▶ **Garage & Drive Providing Ample Parking**
- ▶ **Light and Spacious**
- ▶ **Double bedroom**
- ▶ **Well-Maintained Garden**
- ▶ **Requested Location**

Situated in a sought-after location, this delightful four-bedroom detached house boasts a perfect blend of comfort and style. As you step inside, you are greeted by a light and spacious interior, offering a welcoming atmosphere throughout. The ground floor comprises a cloakroom for added convenience, alongside a well-appointed kitchen and excellent size lounge / dining area with views across the garden providing ample space for both relaxing and entertaining.

Upstairs, the property features four double bedrooms, each offering a peaceful retreat, as well as a family bathroom. This charming residence also benefits from a well-maintained garden, ideal for outdoor gatherings or simply enjoying the tranquillity of the surroundings. Completing this wonderful home is a garage and driveway, ensuring parking will never be an issue for residents and guests alike.

With no forward chain, this property presents an incredible opportunity for those seeking a hassle-free move-in experience.





## 15A First Avenue, Havant

Approximate Area = 1337 sq ft / 124.2 sq m

Garage = 144 sq ft / 13.3 sq m

Outbuilding = 104 sq ft / 9.6 sq m

Total = 1585 sq ft / 147.2 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). © njchecom 2024. Produced for Henry Adams. REF: 1125224

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

First Avenue is well located in the popular residential Avenues area of Denvilles within easy reach of Havant which offers excellent shopping including a Waitrose and mainline station on the London Waterloo/Portsmouth and London Victoria/Southampton lines. There is also a nearby halt at Warblington. The A27 provides road access to the Cathedral City of Chichester to the east with its Festival Theatre and racing at Goodwood, and Portsmouth to the west with its historic dockyard and ferries to the Isle of Wight and the continent. The pretty waterside hamlet of Langstone, less than a mile away, offers leisurely foreshore walks and Emsworth, a thriving village approximately a mile to the east, has two sailing clubs and access to the delights of Chichester Harbour.

13th May 2024

