



£625,000

Crookhorn Lane

Purbrook, PO7 5QE

PROPERTY SUMMARY

Jeffries & Dibbens Estate Agents are delighted to offer for sale this beautifully presented older style detached residence in Purbrook. This charming and spacious property has an enormous number of benefits and early viewing is very strongly advised. The property boasts 5 bedrooms arranged over 2 floors and offering wonderful views towards Portsdown Hill, 2 bathroom suites with potential for a further en-suite bathroom, a large lounge/diner, spacious kitchen/breakfast room and a sun lounge. Externally there is a stunning rear garden, off road parking for several vehicles and a double length garage. The property offers convenient access to several very popular local schools as well as access to the A3. Serious interest is expected so to avoid disappointment contact us as sole agents immediately.





ENTRANCE PORCH Double doors to front aspect, quarry tiled flooring, original stained glass door to:

ENTRANCE HALL Radiator, wooden flooring, under stair storage cupboards housing control board for the working house alarm, storage cupboard, stairs to first floor, doors to:

SHOWER ROOM 8' 11" x 5' 05" (2.72m x 1.65m) Window to side aspect, radiator, part tiled and part panelled walls, spot lighting, shower cubicle, WC, hand wash basin, tongue & groove ceiling, extractor, wooden flooring.

LOUNGE/DINER 26' 10" x 9' 11" (8.18m x 3.02m) Square bay window to front aspect, 2 radiators, log burner, bi-fold doors to:

KITCHEN/BREAKFAST ROOM 17' x 16' 08" (5.18m x 5.08m) Two windows to rear aspect, window to side aspect, double doors to side, two radiators, range of fitted cupboards, units and work surfaces with 1 1/2 bowl inset unit and mixer tap, built in double oven, hob and extractor, integrated fridge, plumbing for dishwasher and washing machine, spot lighting, tiled floor.

SUN LOUNGE 16' 07" x 8' 03" (5.05m x 2.51m) Windows to side and rear aspects, double door to rear garden, light and power, door to garage.

FIRST FLOOR Landing - Window to side aspect, radiator, airing cupboard, stairs to 2nd floor, doors to:

BEDROOM 1 17' 07" x 10' (5.36m x 3.05m) Window to rear aspect with views towards Portsdown Hill, radiator, built in wardrobes and bedroom furniture, spot lighting.

BEDROOM 2 15' 11" max x 14' 06" max (4.85m x 4.42m) Square bay window to front aspect, radiator, built in wardrobes.

BEDROOM 3 11' 10" x 9' 10" (3.61m x 3m) Window to side aspect, radiator.

BATHROOM 14' 02" x 5' 08" (4.32m x 1.73m) Window to rear aspect, radiator, panelled bath with shower over, hand wash basin, WC, part panelled walls, spot lighting.

SECOND FLOOR Landing - Window to side aspect, skylight window to side aspect, radiator, spot lighting, doors to:

BEDROOM 4 13' 05" x 9' 05" (4.09m x 2.87m) Skylight windows to side and rear aspects with views towards Portsdown Hill, radiator, eaves storage, spot lighting.

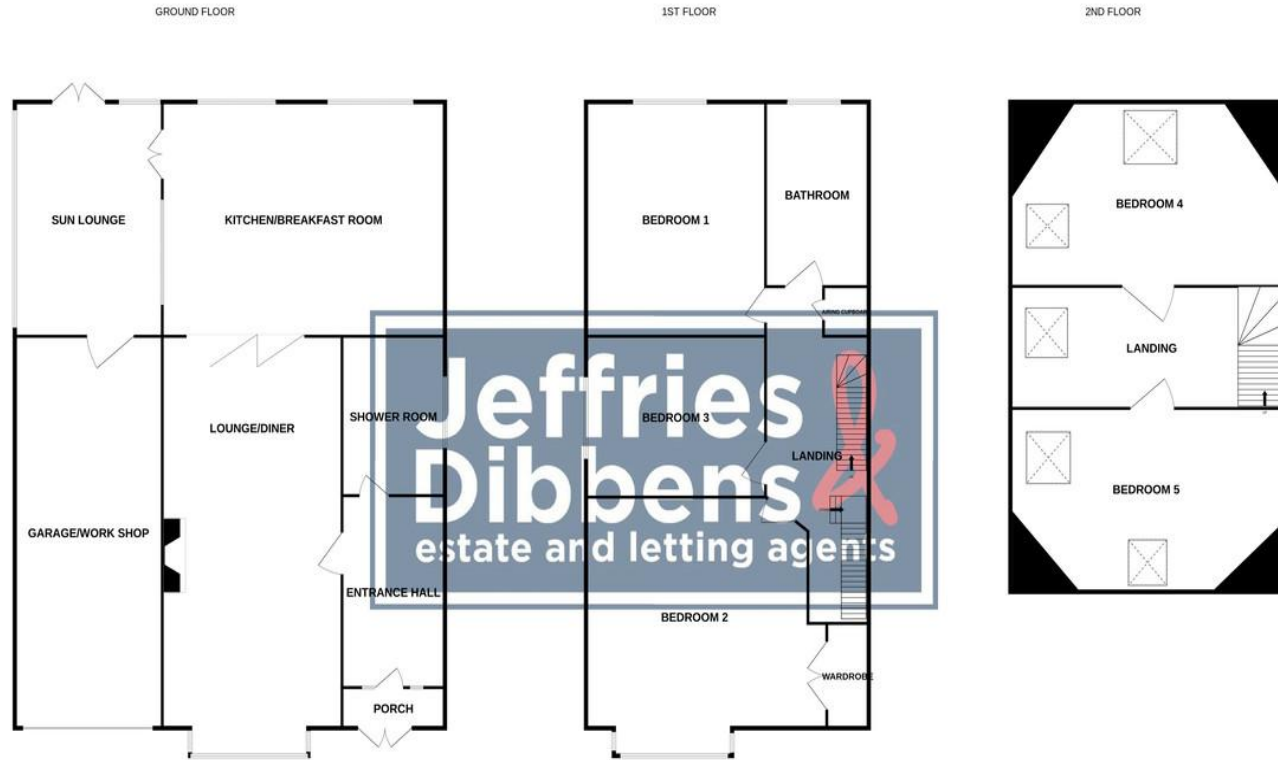
BEDROOM 5 11' 08" x 9' 06" (3.56m x 2.9m) Skylight window to front and side aspects, radiator, eaves storage, spot lighting.

OUTSIDE Front - Mostly paved and providing considerable off road parking, Laurel borders with railing fence with gate.

GARAGE 25' 05" x 8' 11" (7.75m x 2.72m) Roller door, light and power.

REAR GARDEN Beautifully maintained West facing rear garden which is mostly laid to lawn and has mature flower and shrub borders, patio area, dual gated side pedestrian access, outside tap and lighting, mature trees, shed.





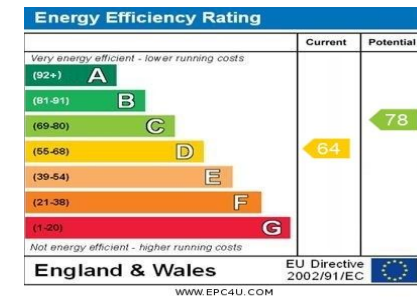
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
 Havant Borough Council

TENURE
 Freehold

COUNCIL TAX BAND
 Band E

VIEWINGS
 By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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