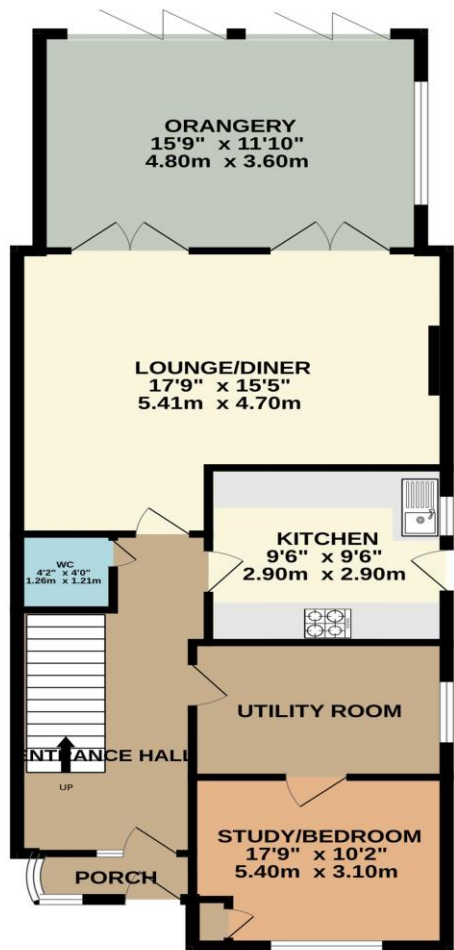
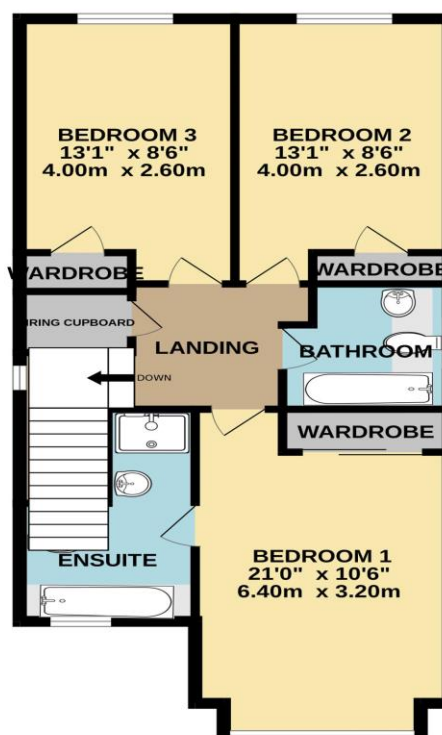




GROUND FLOOR  
836 sq.ft. (77.6 sq.m.) approx.



1ST FLOOR  
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA: 1479 sq.ft. (137.4 sq.m.) approx.  
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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# 89a Hulbert Road

Havant PO9 3TB

**Price: £525,000**

## DESCRIPTION

We are delighted to introduce to the market this beautifully presented three/four bedroom detached family home in the popular residential area of Bedhampton. With off road parking to the front and side access around to the large south westerly rear garden measuring approximately 100ft. The spacious internal accommodation comprises a porch and entrance hallway with WC, utility room and study/ground floor bedroom, contemporary modern fitted kitchen, open lounge/dining room that opens to a wonderful orangery with large roof lantern and doors opening to the garden. The first floor landing opens to a sizeable master bedroom (20'3 x 10'6) with a four piece ensuite, family bathroom suite and two double bedrooms. Viewings are essential to truly appreciate the accommodation on offer here, contact us to book your appointment.

## ACCOMMODATION

ENTRANCE PORCH

HALLWAY

LOUNGE/DINER: 17' 8" x 15' 5" (5.38m x 4.70m)

ORANGERY: 15' 10" x 11' 11" (4.82m x 3.63m)

KITCHEN: 9' 7" x 9' 7" (2.92m x 2.92m)

UTILITY ROOM: 9' 10" x 7' 3" (2.99m x 2.21m)

STUDY/BEDROOM 4: 10' 3" x 9' 11" (3.12m x 3.02m)

## FIRST FLOOR LANDING

BEDROOM 1: 20' 3" x 10' 6" (6.17m x 3.20m)



EN-SUITE BATHROOM

BEDROOM 2: 13' 1" x 8' 8" (3.98m x 2.64m)

BEDROOM 3: 13' 1" x 8' 7" (3.98m x 2.61m)

BATHROOM

## OUTSIDE

REAR GARDEN

DRIVEWAY

