



Flat 6, Warblington Lodge, The Gardens, Havant PO9 2XH



IMPRESSIVE REGENCY PROPERTY converted into Stylish Apartments, and set in landscaped grounds with sweeping gravel driveway. There are attractive Communal Grounds available to residents, comprising lawns and woodland. The delightful front portico opens into an elegant Entrance Hall with a feature staircase leading up to the apartment.

The Two Double Bedroom apartment is thoughtfully arranged over Three Floors to offer a twin aspect Sitting Room with feature fireplace & Bedroom Two at one level, (the main floor), a well-planned Kitchen at a lower level, and the Main Bedroom and Bathroom are on the upper level. Warmed by Gas Heating. Leasehold & share of Freehold. VIEWING ESSENTIAL.

- WELL APPOINTED APARTMENT
IN PERIOD BUILDING
- CLOSE TO AMENITIES &
CHICHESTER HARBOUR
- TWIN ASPECT SITTING ROOM
- TWO DOUBLE BEDROOMS
- COMMUNAL GARDENS &
WOODLAND
- GARAGE & PARKING

Asking Price
£345,000
Leasehold
Share of Freehold





ACCOMMODATION

Main Floor:

- Sitting Room, twin aspect
- Bedroom 2 with built-in cupboard
- Staircases up & down

Lower Floor:

- Kitchen

First Floor:

- Bedroom 1
- Bathroom
- Shower
- Built-in cupboard/wardrobe

Exterior:

- Landscaped Communal Gardens
incl lawn & woodland
- Garage & Car Parking





LOCATION

Warblington Lodge benefits from its close proximity to Chichester Harbour, with a footbridge in nearby Pook Lane that takes you towards the foreshore.

There is a local convenience store and pub nearby with Havant offering a range of shops including Waitrose, Marks & Spencer, and Tesco.

Well placed for access to major road links including the A27, M27 & A3. Warblington Rail Station is a short walk away and the main London railway lines for Waterloo & Victoria as well as Brighton, are at nearby Havant Station.

The South Downs are also within easy reach for country walks & cycling.

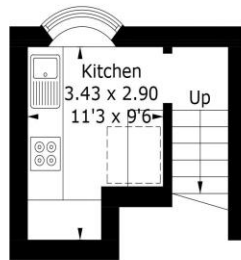
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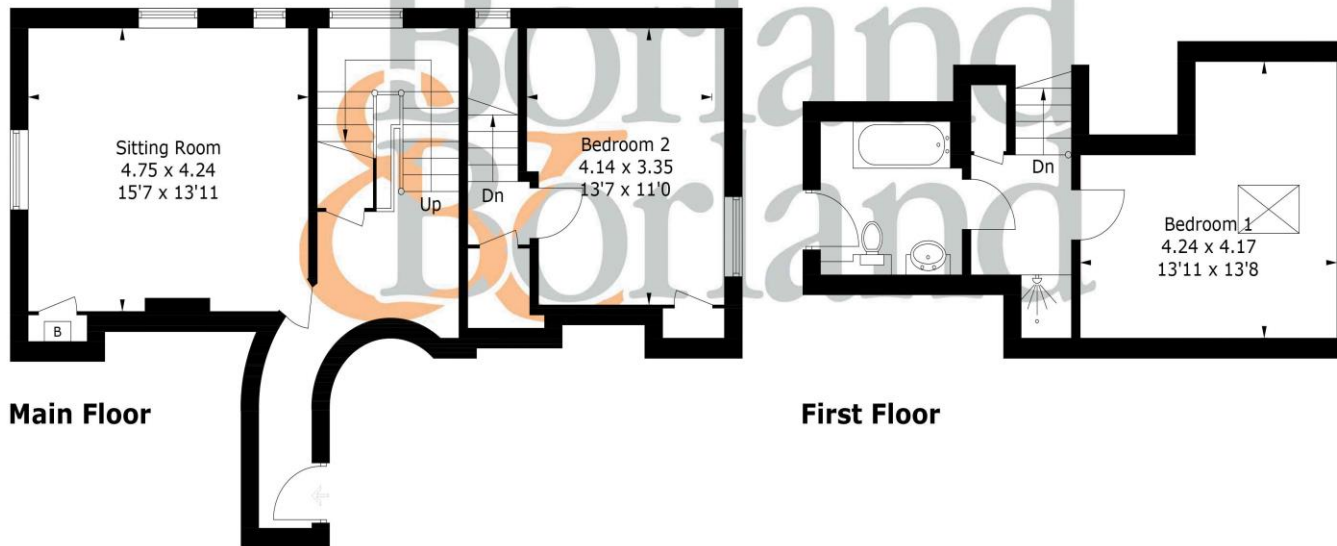
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Approximate Gross Internal Area = 90.6 sq m / 975 sq ft



= Reduced headroom below 1.5m / 5'0

Lower Floor



Main Floor

First Floor

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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1073477)



Directions

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