



Withies, 17 Pook Lane, Warblington, PO9 2TH



Popular residential location for this detached family home which has been extended by the present owners. The current owners have carried out a programme of refurbishment for their own benefit and now offer the property for sale with the benefit of a re-fitted Kitchen, Shower Room and Cloakroom Fitted wardrobes in all Bedrooms. Rewire, Photo voltaic Solar panels, new internal doors.

Accommodation: Entrance Hall. Re-Fitted Cloakroom. Living/Dining Room. Re- Fitted Kitchen with a range cooker and integrated appliances included. Sitting Room. First Floor; 3 Bedrooms. Re-Fitted Shower Room. The property is warmed throughout by a Gas Heating System. Outside there is ample off road parking, and an attached Garage with electric up and over door, power and light currently arranged with a utility area, storage and access to the rear garden. Fully enclosed rear garden laid mainly to lawn with flower and shrub borders and benefits from having Two garden sheds. VIEWING ESSENTIAL

- FAMILY HOME EASY REACH HARBOUR, SCHOOLS, SHOPS.
- SPACIOUS LIVING ACCOMMODATION
- THREE BEDROOMS
- RE-FITTED KITCHEN, SHOWER ROOM & CLOAKROOM
- DOUBLE GLAZED WINDOWS WITH REMAINDER OF TEN YEAR WARRANTY
- GAS HEATING, PHOTO VOLTAIC PANELS.
- ATTRACTIVE WELL MAINTAINED REAR GARDEN
- OFF ROAD PARKING & GARAGE

Asking Price
£515,000
Freehold





Accommodation:

Ground Floor:

- Entrance Hall
- Cloakroom
- Living/Dining Room
- Kitchen
- Sitting Room



First Floor:

- Bedroom One
- Bedroom Two
- Bedroom Three
- Shower Room

External:

- Shingle Driveway for multiple cars
- Private enclosed rear garden
- Garage
- Sheds





Location:

Pook Lane is ideally placed to benefit from its close proximity to Chichester Harbour, There is a local School and convenience store nearby with Havant offering a range of shops including Waitrose, Marks & Spencer, and Tesco.

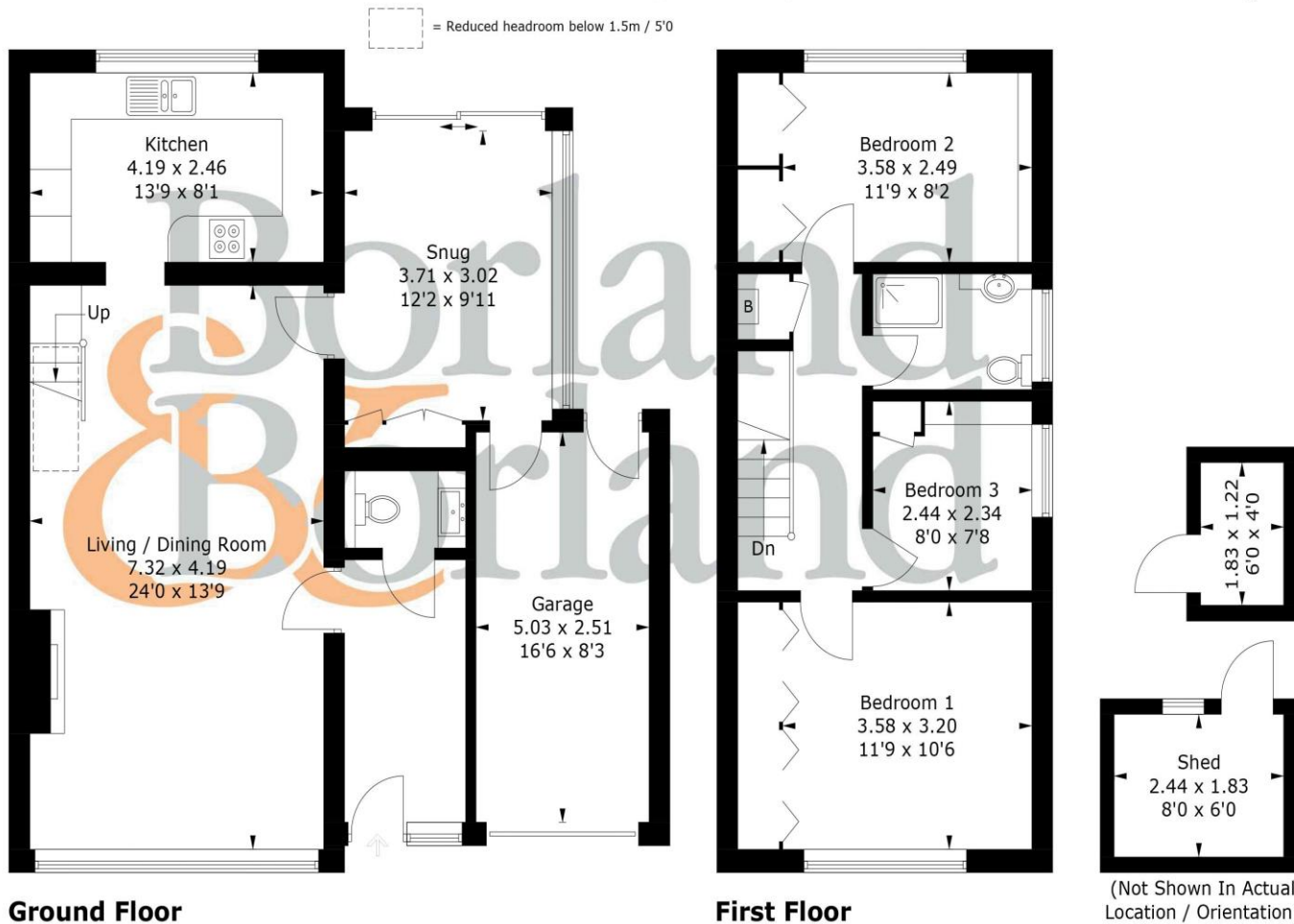
Well placed for access to major road links including the A27, M27 & A3 with Warblington Station with a short walk and a main London line Station at Havant. The South Downs within easy reach.





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Approximate Gross Internal Area = 122.7 sq m / 1321 sq ft (Including Garage)
 Outbuildings = 6.7 sq m / 72 sq ft
 Total = 129.4 sq m / 1393 sq ft



Directions
 PO9 2TH

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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. (ID1039596)

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