



35 Pook Lane, Warblington, Havant PO9 2TH



Borland and Borland are pleased to present for sale this delightful Semi-Detached home, located in a popular residential location. Ideally placed for local schools, and easy access to both Local and Mainline railway stations, nearby Havant offers a good range of shops including Waitrose, Marks & Spencer, and Tesco.

The Bright and Light accommodation is approached over a block paved drive with off road Parking and Driveway to Garage. Entrance Porch leads to Sitting Room, with Dining Room and Kitchen. First Floor Three Bedrooms and Bathroom. Gas Heating. Double Glazed external windows and doors. Fully Enclosed Rear Garden.

- SEMI-DETACHED HOUSE
- CONVENIENT LOCATION
- GOOD ORDER THROUGHOUT
- THREE BEDROOMS
- GAS HEATING
- DOUBLE GLAZING
- DETACHED GARAGE
- OFF ROAD PARKING

Asking Price
£350,000
Freehold





Accommodation

Ground Floor:

- Entrance Porch
- Sitting Room
- Dining Room
- Kitchen

First Floor:

- Bedroom One
- Bedroom Two
- Bedroom Three
- Family Bathroom

External:

- Driveway
- Garage
- Private Enclosed Rear Garden





Location

Warblington lies between the two historic towns of Havant to the west and Emsworth to the east, both having a good range of shops, schools and amenities. Sailing clubs can be found at Emsworth and Langstone with Langstone foreshore being within walking distance.

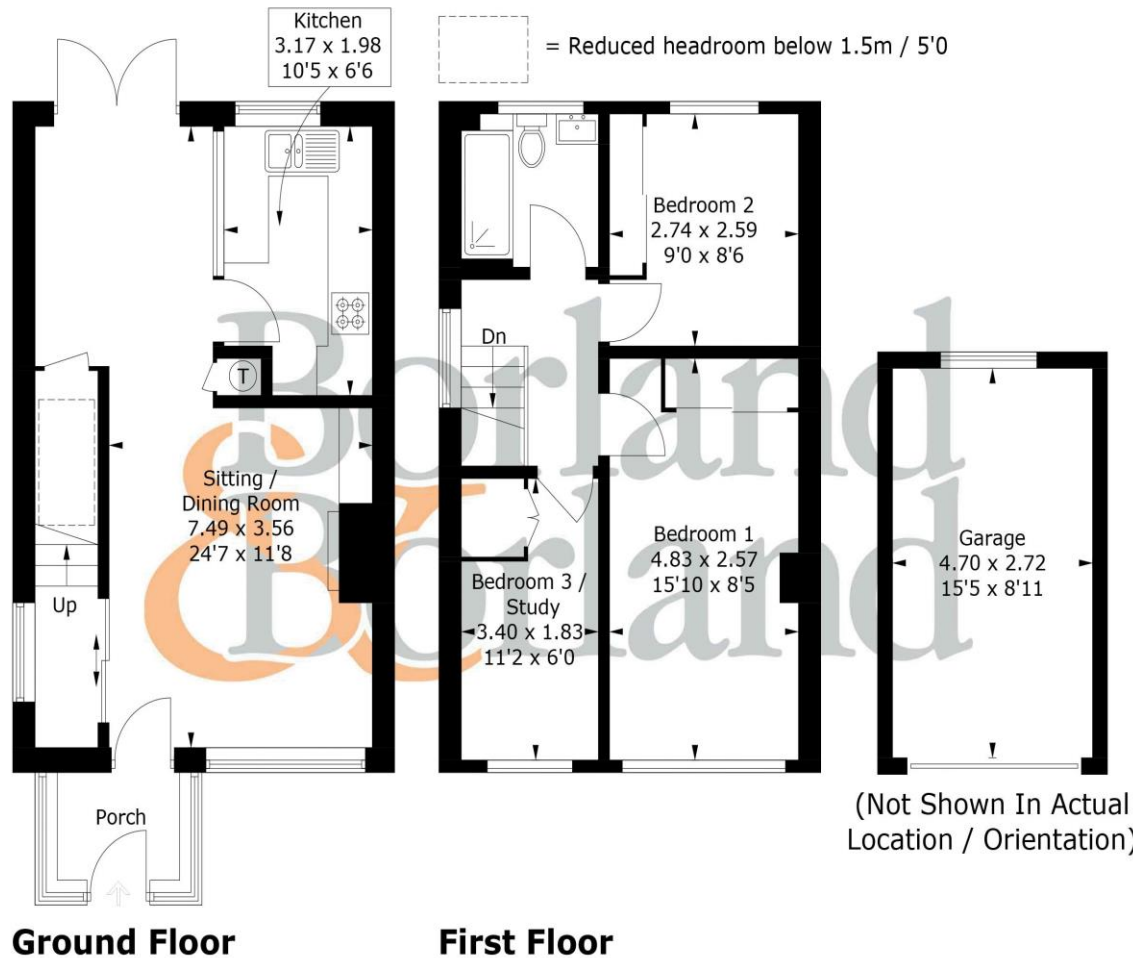
To the north lies the South Downs National Park for those who enjoy countryside pursuits with nearby Goodwood offering horse and motor racing, golf and flying. Easy motorway access is afforded to the A27 and A3 to London, Warblington Railway station within a short walk with mainline Havant Station nearby with links to London Waterloo and Victoria.





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Approximate Gross Internal Area = 72.6 sq m / 781 sq ft
 Garage = 12.7 sq m / 137 sq ft
 Total = 85.3 sq m / 918 sq ft



Directions
 Sat Nav: 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. (ID1032240)

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