



# LANGSTONE ROAD

HAVANT, PO9 1RA

£1,300,000  
FREEHOLD

A spacious, four-bed, detached family home situated on a large south-facing plot, offering a great opportunity for redevelopment and with significant planning already granted for the site. Situated in the waterside village of Langstone some 3 miles east of the town of Emsworth.



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## LANGSTONE ROAD

Gas fired central heating |  
Double garage & ample  
driveway parking | 3 Ground  
floor reception rooms | Large  
south facing garden | Sailing  
club & foreshore nearby



Believe to have been constructed circa 1953 with later editions this spacious family home offers flexible and light accommodation and is situated on a mature and large south facing plot. The property boasts three ground floor reception rooms, a cleverly positioned south east facing conservatory, a useful boot room and a double garage. Situated within the village of Langstone the property also has easy access to the foreshore, local sailing club and public house and is perfectly located for those looking to enjoy sailing and many other water-based activity's.

### Accommodation

The light and airy accommodation is arranged over two floors and offers a very flexible living space. On the ground floor, as you enter there is an entrance hall which leads to a spacious sitting room, complete with two bay windows. This space flows nicely into a dining room which in turn has access to both a fitted kitchen and a large south east facing conservatory. A useful breakfast room, boot room and bathroom complete the ground floor. On the first floor, off a central landing there are four bedrooms, a family bathroom and a storage room.

### Outside

To the rear and south elevation lies a good sized

garden which is mainly laid to lawn with pretty borders and mature shrubs planted throughout. There is also a terrace and access around both sides of the property. To the front there is ample off road parking in the form of a driveway and a double garage (with up and over door) offers a further storage option. Outside storage for boats and dinghy's is ample and given the location of the property is also a real benefit.

## Location

Langstone is located on the western edge of Chichester Harbour (most of which is a designated An Area Of Outstanding Natural Beauty) and as such has a foreshore perfect for fishing, kayaking and many other water bound activities. On the waters edge there is a popular sailing club (with boat and dingy storage) and two public houses and Haying Island Beach lies a short drive to the south. Langstone offers ease of access to both Portsmouth and Chichester via the A27 and Havant mainline station lies approximately one mile to the north. The historic and popular fishing town of Emsworth lies a short boat trip or car journey to the east and offers a wealth of bespoke shopping, cafes and eateries.

## LANGSTONE ROAD



**Langstone Road, PO9 1RA**  
**APPROXIMATE GROSS INTERNAL AREA = 2861 SQ FT / 265.8 SQ M**  
**(INCLUDING GARAGE)**



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**GROUND FLOOR** **FIRST FLOOR**  
 This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID756309)

EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

**OFFICE**

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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

