















## AT A GLANCE

-  Detached Family Home With Sea Views
-  Sought After Drayton Location
-  Modern Kitchen With Integrated Appliances
-  5 Double Bedrooms 3 Bathrooms ( 2 En-Suite)
-  Downstairs Cloakroom & Utility Room
-  Large Living Room & Separate Dining Room
-  Excellent School Catchment Area including Court Lane & Springfield
-  Double Detached Garage & Off Road Parking
-  Easy Access M27 & A3M
-  Gas Central Heating & Quality Modern Double Glazing





## ABOUT THE PROPERTY

Nestled on the picturesque hill slopes of Drayton, this spacious detached family home boasts an unrivalled setting with great views over Portsmouth and the Solent. Offering a harmonious blend of comfort, style, and functionality, this residence is perfect for those seeking the ideal family living space.

With five generously proportioned double bedrooms and three well-appointed bathrooms (2 en-suite), this home ensures ample space for every family member to enjoy their own privacy. The bedrooms, graced with large windows, capture the stunning vistas of the surrounding landscape, providing a tranquil and serene atmosphere.

One of the standout features of this impressive home is its versatility. The abundance of space and facilities makes it suitable for a wide range of families, from multigenerational households to those with a penchant for entertaining guests. Moreover, the property is ideally suited for those with multiple vehicles, as it offers ample parking space.

The heart of this home lies in its modern and well-equipped kitchen, which features a convenient utility room. Positioned at the rear of the house, the kitchen allows you to prepare meals while enjoying the view of the gardens. This thoughtful layout seamlessly connects the indoors with the outdoors, making it an ideal space for family gatherings.

For those with hobbies or additional needs, the double garage is a versatile space. Whether you envision it as a spacious games room for family fun or a well-organized workshop for your DIY projects, the possibilities are endless. This extra space adds to the home's appeal and adaptability and provides additional storage overhead. Drayton, with its recent surge in popularity, has become a highly





## ABOUT THE PROPERTY

sought-after location. The neighbourhood offers a vibrant social scene, with numerous excellent bars and restaurants to explore. This means that whether you prefer a quiet evening in or a night out on the town, you'll have plenty of options to choose from.

Furthermore, the convenience of Drayton extends beyond its culinary delights. The property is just minutes away from major commuter links, including the M27 and A3M, making travel to nearby cities like Southampton and London a breeze. London commuters will also appreciate the accessibility to London Waterloo and Victoria, ensuring a smooth and efficient journey to the capital.

In conclusion, this spacious detached family home on the hill slopes of Drayton is more than just a house; it's a haven for modern family living. With its stunning views, ample space, and versatile features, it offers a lifestyle that caters to a wide range of tastes and needs. Its location in the thriving Drayton community and proximity to essential commuter routes make it a truly desirable place to call home.







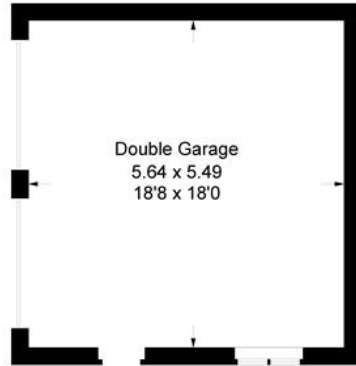


# Down End Road, Drayton

Approximate Gross Internal Area = 159.8 sq m / 1720 sq ft

Outbuilding = 32.1 sq m / 345 sq ft

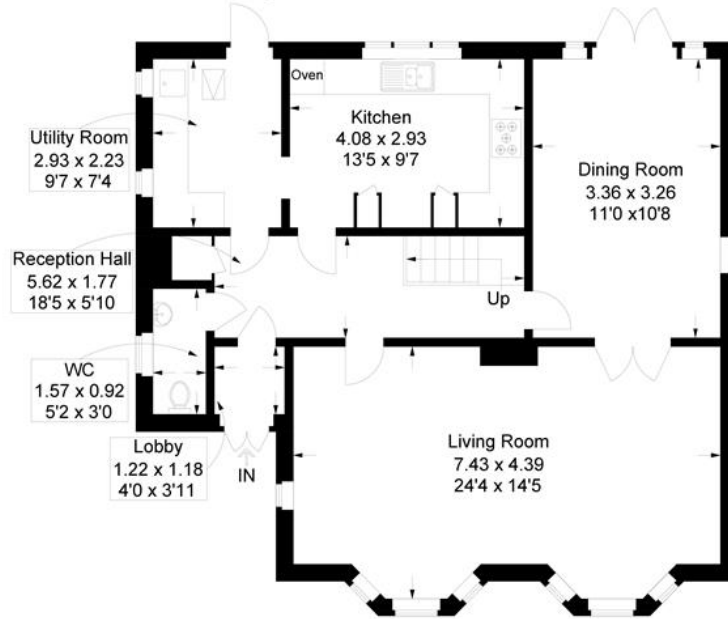
Total = 191.9 sq m / 2065 sq ft



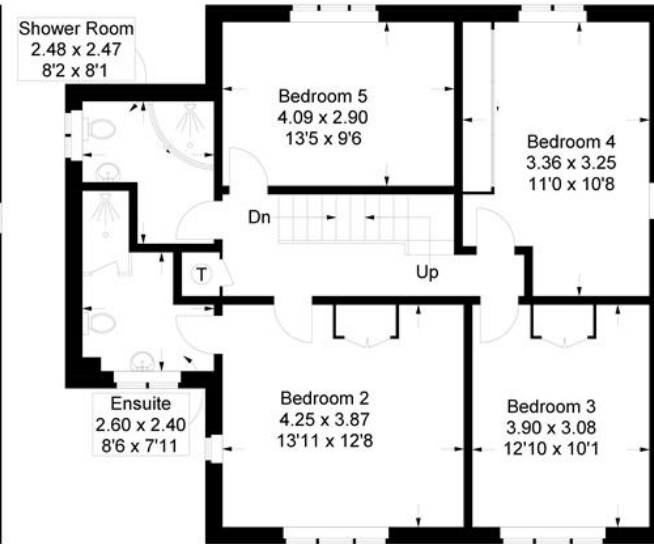
Outbuilding



Dressing Room  
2.91 x 2.45  
9'7 x 8'1



Ground Floor



First Floor

= Reduced headroom below 1.5m / 5'0

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.



## LOCATION

Drayton is a village located in Hampshire, England. It is situated approximately 2 miles (3.2 kilometers) to the northwest of the city of Portsmouth. Drayton is a residential area within the city of Portsmouth and is well-connected to the surrounding region via various transport.

Drayton is easily accessible by road. It is located just off the A27 road, which connects Portsmouth to other major towns and cities in Hampshire and West Sussex. The M27 motorway is also nearby, providing quick access to Southampton to the west and the M3 motorway, which connects to London.







## THE AGENT

Christopher Smeed  
Client Director - Sales & Lettings

Chris is an award winning director of estate agency and brings over 25 years of experience to the NEXA team. Winning Gold Best Customer Service 2021, he has continuously delivered excellent standards of customer service throughout his career and specialises in overcoming even the most challenging of property related cases.

The NEXA team is strengthened by having his passion and desire to succeed whilst retaining integrity and honesty throughout the sale process which is why his customers both old and new return time and time again.

Chris and his family are members at Emsworth & Hayling Island Sailing Clubs where he and his family sail.

Christopher Smeed, dedicated agent, loving husband and proud father of 4!

✉ [Chris@nexaproperties.com](mailto:Chris@nexaproperties.com)

📞 07770 758589

📷 @christophersmeed

**in** Christopher Smeed



## WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.





## NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

## NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.

# NEXA

## PROPERTIES



023 9229 5046 | [hello@nexaproperties.com](mailto:hello@nexaproperties.com) | [www.nexaproperties.com](http://www.nexaproperties.com)

15 Hampshire Terrace, Southsea, Portsmouth PO1 2QF

