









AT A GLANCE

-  Far reaching views from the solent
-  Four Double Bedrooms
-  Two Bathrooms, One En-suite
-  ¼ Acre plot with 100 ft Garden
-  Parking for 6 Cars and Double Garage
-  Three Reception Rooms
-  Modern Kitchen
-  Sun Terrace overlooking garden
-  Superb Position



ABOUT THE PROPERTY

An exceptional detached family home in a 1/4 of an acre plot, on an elevated position on the hillslopes of Bedhampton with far reaching views of Langstone Harbour and The Solent. Set on a private no through road, this impressive residence offers over 3,100 sq ft of versatile living space, perfectly designed for modern family life.

The ground floor features three spacious reception rooms, including a welcoming living area, formal dining room, and separate study ideal for home working. The expansive south facing kitchen/breakfast room measures 25ft and flooded with sunlight forms the heart of the home — perfect for family gatherings and entertaining. The ground floor is also complemented by a practical utility room and cloakroom.





ABOUT THE PROPERTY

Upstairs, there are four generous bedrooms, including a luxurious principal suite with en-suite bathroom, and a further large family bathroom, both featuring bidets. Several rooms enjoy far-reaching sea views, adding to the property's charm and appeal.

Outside, the property truly excels, with beautifully maintained south and west-facing wrap-around gardens, offering a wonderful sense of space — ideal for outdoor dining, children's play, or relaxing in the sun.

The home also benefits from a double garage with up and over door, car port and parking for several vehicles.

Combining substantial space, privacy, and a premium location, this remarkable property presents a rare opportunity to acquire a truly outstanding family home in one of Bedhampton's most desirable settings.

A spacious and versatile home offering comfort, style, and practicality.









Firlands Rise, Bedhampton

Approximate Gross Internal Area = 291.8 sq m / 3142 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 2.1 sq m / 22 sq ft

Total = 293.9 sq m / 3164 sq ft



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.



THE AGENT

Christopher is a senior director of estate agency and brings over 25 years of experience to the NEXA team. 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.

Christopher is a member at Emsworth Sailing Club where he and his family sail and train.

Christopher Smeed

Client Director - Sales & Lettings



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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.



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