

NEXA PROPERTIES

ST. GEORGES AVENUE, WARBLINGTON

ASKING PRICE £400,000









Situated in a popular residential location, this beautifully presented detached home offers bright and spacious accommodation throughout, perfectly suited to modern family living. Benefiting from a detached garage and off-road parking to the rear, the property combines practicality with stylish interiors and a well-designed layout.

The ground floor features a welcoming entrance hall, a generous living room ideal for relaxing and entertaining, and a contemporary kitchen/dining room spanning the width of the property. The kitchen provides ample storage and workspace with views over the rear garden, while a useful utility room, cloakroom and additional storage areas add further convenience.

Upstairs, the property offers three well-proportioned double bedrooms, including a spacious principal bedroom with its own en-suite shower room. The remaining bedrooms are served by a modern family bathroom, creating comfortable accommodation for families, guests or those working from home.

Outside, the enclosed rear garden has been designed for low-maintenance enjoyment and features a patio area perfect for outdoor dining and summer entertaining. A detached garage and private parking complete this attractive home, which is ideally positioned for local amenities, schools and transport links. Agents Note - Virtual staging has been used on this property.



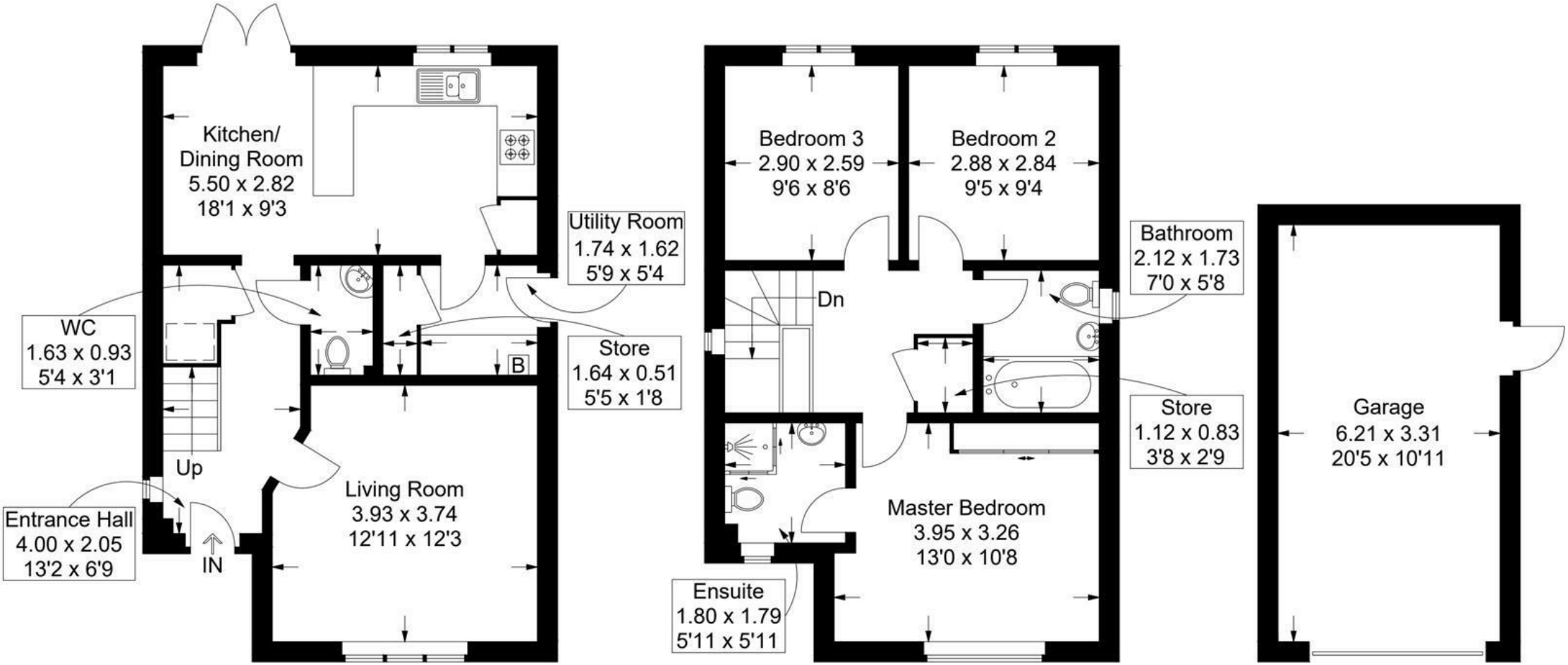




- DETACHED FAMILY HOME
- PRINCIPAL EN-SUITE
- DETACHED GARAGE & OFF ROAD PARKING
- MODERN KITCHEN DINER
- GROUND FLOOR CLOAKROOM
- THREE DOUBLE BEDROOMS
- SEPARATE UTILITY ROOM
- LOW MAINTENANCE GARDEN
- POPULAR RESIDENTIAL LOCATION
- SPACIOUS LIVING ROOM

Saint George's Avenue, Havant

Approximate Gross Internal Area = 91.3 sq m / 983 sq ft
Outbuilding = 21.1 sq m / 227 sq ft
Total = 112.4 sq m / 1210 sq ft



=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.