

£745,000
28 Portsea View
Havant, PO9 3FE

PROPERTY SUMMARY

Situated within the elevated and exclusive development of One Eight Zero, this spacious four-bedroom detached residence boasts breath taking 180-degree views across Langstone Harbour and beyond. Upon arrival, the property offers a double block-paved driveway providing access to a detached garage, alongside a front garden with mature hedging offering privacy to the sun terrace. The internal accommodation comprises a lounge featuring bi-folding doors, a separate snug, an open-plan kitchen/diner with integrated appliances and access to a utility room, a home office/study and a downstairs WC. Ascending to the first floor, you will find a modern family bathroom and four well-proportioned bedrooms. The principal bedroom benefits from bi-folding doors opening onto a south-facing balcony, where you can enjoy beautiful 180 degree sea views, as well as its own en-suite bathroom. To the rear, the property enjoys a good size private garden, extended patio and lawn, with access to both the garage and double driveway. To arrange your viewing contact our Drayton Office today!





FRONT Off road parking for two cars located to the front of the property, with access to the garage via an electric up and over door, side access to rear garden and front door to property.

HALLWAY

STUDY 7' 1" x 6' 2" (2.16m x 1.88m)

LOUNGE 16' 6" x 12' 1" (5.03m x 3.68m) Bifolding doors leading onto a south facing sun terrace.

SNUG 10' 6" x 8' 5" (3.2m x 2.57m)

KITCHEN/DINER 16' 8" x 10' 4" (5.08m x 3.15m) A range of wall and base units, integral fridge freezer, dishwasher, oven and hob with extractor hood over and French doors provide access to the rear garden.

UTILITY ROOM 5' 5" x 5' 2" (1.65m x 1.57m)

WC

LANDING

MASTER BEDROOM 12' 3" x 12' 3" (3.73m x 3.73m) Bifolding doors leading onto a south facing balcony with 180 degree views over Portsmouth and Langstone harbour.

ENSUITE

BEDROOM TWO 12' 7" x 11' 6" (3.84m x 3.51m)

BEDROOM THREE 11' 0 max" x 10' 4 max" (3.35m x 3.15m)

BEDROOM FOUR 10' 2 max" x 9' 8 max" (3.1m x 2.95m)

FAMILY BATHROOM 6' 11" x 5' 6" (2.11m x 1.68m)

REAR GARDEN

AGENTS NOTE Please be aware that there is an estate charge payable for this property, please ask for further details.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band F

VIEWINGS
By prior appointment only

EPC TO FOLLOW

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
& Dibbens**
estate and letting agents

OFFICE ADDRESS
13 North Street, Havant,
Hampshire, PO9 1PW

CONTACT
023 9247 4737
havant@jeffries.co.uk
www.jdea.co.uk