





34 Langstone Road

Langstone, PO9 1RF

- DETACHED EDWARDIAN CHARACTER HOME BUILT IN 1906
- OVER 3,200 SQ FT OF IMPRESSIVE FAMILY ACCOMMODATION
- FOUR GENEROUS BEDROOMS & THREE BATHROOMS
- STUNNING OPEN-PLAN KITCHEN, DINING & FAMILY ROOM
- PRINCIPAL BEDROOM SUITE WITH EN-SUITE & PRIVATE BALCONY
- SUBSTANTIAL DETACHED COACH HOUSE ANNEXE
- OVERSIZED DETACHED GARAGE, WORKSHOP & EXTENSIVE PARKING
- GENEROUS GARDEN BACKING ONTO THE HAYLING BILLY TRAIL

A substantial and beautifully presented detached Edwardian home offering over 3,200 sq ft of accommodation, four bedrooms and three bathrooms, together with a detached Coach House annexe, oversized garage/workshop and a generous garden backing directly onto the Hayling Billy Trail.

Offers in excess of £1,500,000



Built in 1906, Langstone Wharf beautifully combines period character with the space and versatility required for modern family living. High ceilings, large bay windows, stained glass and attractive original detailing feature throughout, complemented by an exceptional open-plan living space at the rear.

The welcoming entrance hall leads to two generous reception rooms, while the centrepiece of the ground floor is the superb open-plan kitchen, dining and family room. The fitted kitchen features a substantial central island, granite work surfaces and extensive cabinetry, with large windows and rooflights creating a wonderfully light and sociable space.

Flowing from the kitchen is a further garden room with a vaulted ceiling, extensive glazing and doors opening onto the garden, providing an ideal setting for dining, relaxing and entertaining. A utility room and cloakroom complete the ground floor.

The first floor offers three generous bedrooms and two bathrooms, including an en-suite shower room. Occupying the entire second floor is the impressive principal bedroom suite, extending to over 21 ft and featuring an en-suite shower room, eaves storage and a private balcony overlooking the rear garden.

Gardens & Coach House

Outside, the substantial mature garden offers extensive lawn, established planting and areas for outdoor entertaining, with access at the rear towards the Hayling Billy Trail. There is generous off-road parking together with a detached oversized garage and separate workshop, providing excellent storage for vehicles, watersports equipment and hobbies.

Towards the rear of the garden is the substantial detached Coach House annexe, providing approximately 930 sq ft of additional accommodation over two floors. Offering excellent versatility, it could suit extended family, guests, home working, a studio or recreational space, subject to any necessary consents.

Location

Langstone offers an enviable coastal lifestyle, with Langstone Harbour, coastal walks, watersports and the Hayling Billy Trail all close at hand, while Hayling Island and its beaches are just a short drive away.

Havant provides comprehensive amenities and a mainline railway station with direct services towards London Waterloo, while the nearby A27 and A3(M) provide excellent road connections along the South Coast and towards London.

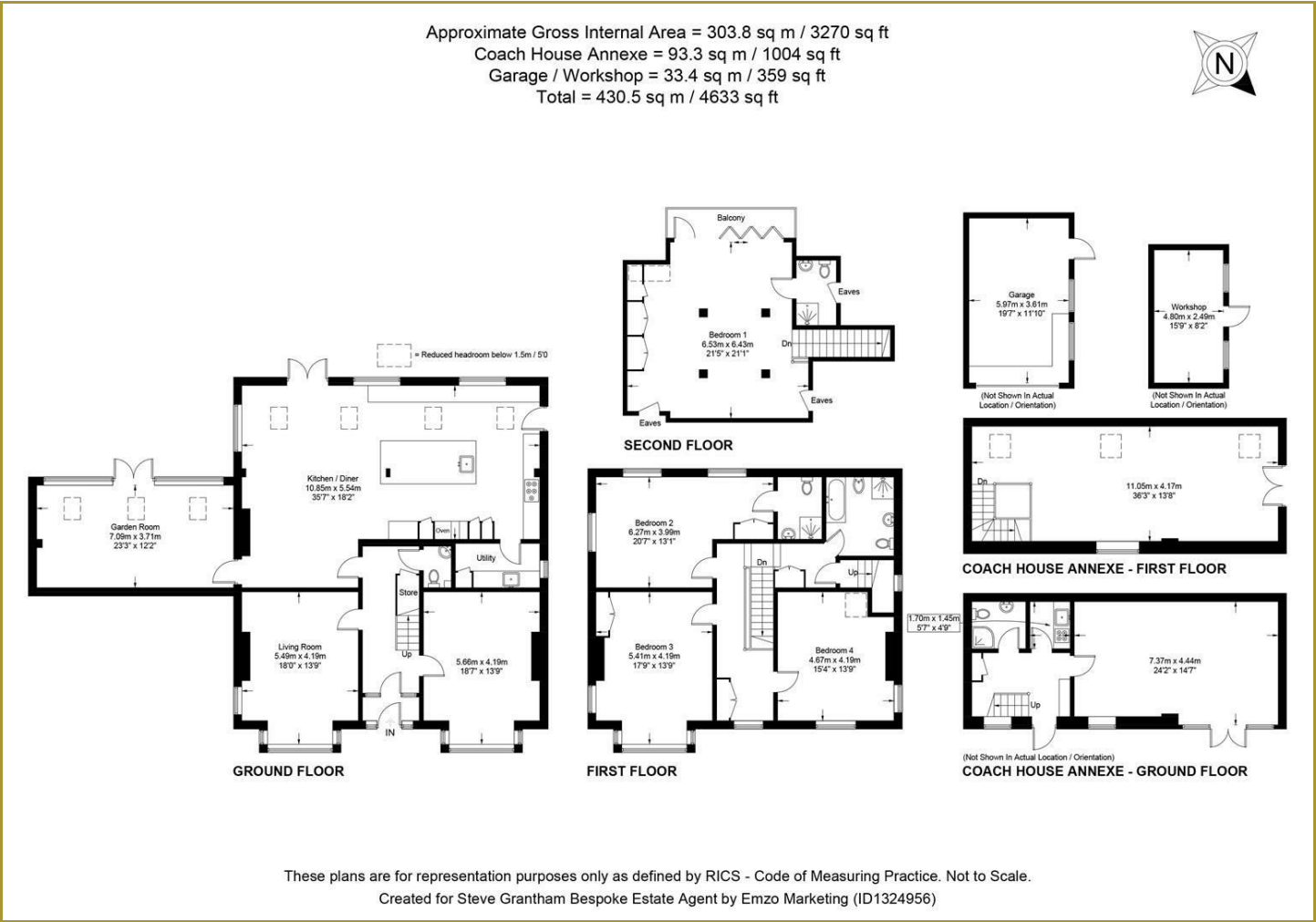
A rare opportunity to acquire a substantial character home offering exceptional family accommodation, extensive outside space and highly versatile ancillary buildings in a sought-after Langstone setting.



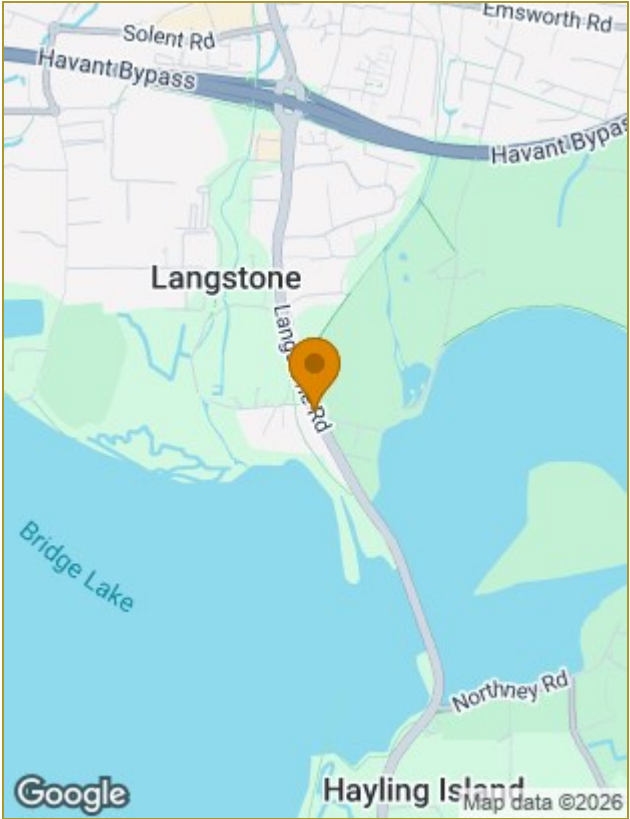




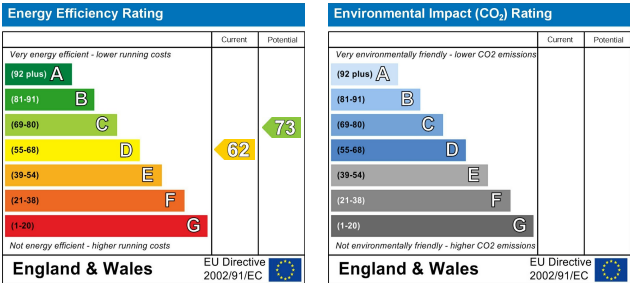
Floor Plans



Location Map



Energy Performance Graph



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