



4 Norfolk House – Oaklands Road – Havant – Hampshire – PO9 2RD

A one-bedroom ground floor apartment in a popular retirement development close to shops



4 Norfolk House

Entrance hall • Sitting room • Bedroom •
Kitchen • Shower room

£99,000 leasehold

Norfolk House is a highly sought after retirement development built in 1985. Altogether there are 30 apartments in landscaped grounds with less than a half mile walk to the shops in North Street.

A one-bedroom ground floor apartment in a convenient position with access to the gardens.

Facilities include a resident manager and 24 hour emergency alarm system, a residents' lounge, communal laundry room and visitors' parking in the rear courtyard. There are excellent local public transport facilities and there are parks and commons close by.

Good road communications with easy access to the A27 and frequent trains from Havant to London (Waterloo) taking about an hour and a half.

125 year lease (from 1985) £50 pa ground rent and pensionable age covenant.

**For viewings please contact the
Scheme Manager on 02392 480549 or
Fifty5plus on 01488 668655**



Sitting room



Bedroom



Kitchen

The Property

One bedroom ground floor apartment in a convenient position with approximate room dimensions as follows: Entrance Hall with airing cupboard. Sitting Room (13'6" x 11'4") with door to garden. Kitchen (8'1" x 7'11") Bedroom (12'1" excluding double wardrobe x 9'2") Shower room (7'1" x 5'8"). Double glazing and electric storage heating.

Havant is a popular town on the south coast with its good range of shops and facilities, easy access to the South Downs and excellent road and rail transport links. Portsmouth is to the south-west and Chichester, with its beautiful cathedral, is about nine miles to the east.

Directions to Norfolk House

From the A27 south of the town take Park Road South north passing Solent Road on your left and Bulbeck Road on your right. Continue up Park Road South and at the traffic lights filter right into Elm Lane.

At the mini-roundabout turn right into North Street and then after a short distance left into East Street. Continue along East Street passing Beechworth Road on your left. At the next cross roads turn left into Bellair Road and then first right into Oaklands Road. Norfolk House will be seen on your left.



Shower room



Approximate gross internals:

Total:

Energy Performance Rating: 77

Service charge: £2,037.23 p.a.

Council tax banding: B

Norfolk House

Norfolk House is quietly situated off Oaklands Drive to the east of Havant town centre and within half a mile of shops. The town has good shopping and a bustling centre. The development consists of 30 apartments set in landscaped gardens and grounds with comprehensive facilities including a resident manager who looks after the day-to-day management of the estate and is on hand in case of emergencies when on duty.

Location

Havant is a coastal town lying directly above Langstone Harbour nature reserve and Hayling Island close to Portsmouth on the south coast. It is mentioned in Domesday as Havehunte and belonged, as much of East Hampshire did, to the Bishops of Winchester. It had two mills and three salt-houses being close to the shores of Langstone Harbour.

The railway station lies just to the north of the town centre off North Street. To the south is the attractive church of St Faith's fronting pedestrianised West Street. There is also a museum and a leisure centre with a fully equipped fitness studio and health suite, with swimming, squash and aerobics. The Old Town Hall often has shows and there is a Wessex Super Bowl. There is another fine swimming pool complex at Waterlooville which also has a popular shopping centre.

Further afield

There are many interesting places to visit nearby including Warblington parish church, which retains Saxon archways and a 13th century nave, and at Eastney Barracks, below Langstone Harbour, the Royal Marines Museum. At Porchester the castle stands on the site of a Roman Fort.

Nearby Emsworth has a number of restaurants specialising in seafood and from here there are coastline walks to Langstone and Broadmarsh.



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