



4 The Saltings, Langstone, Hampshire

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## 4 The Saltings, Langstone, Hampshire, PO9 1SB

A very well presented three bedroom terraced home situated in Langstone Village Conservation area, just moments from a picturesque harbour and lovely waterside walks

Harbourside 150 metres, Havant train station 1.3 miles, Emsworth 2.8 miles, Portsmouth 7 miles, Chichester 11 miles, Southampton Airport 22.3 miles, Central London 71 miles

Reception hall | Sitting room | Kitchen/dining room | Cloakroom | 3 Bedrooms | Family bathroom | Garage | Allocated parking bay  
EPC Rating D

### The property

Number 4 The Saltings is situated 150 metres from the pretty harbour which has a footpath running along the waterside offering beautiful coastal views and walks. The property provides stylish interior design and fresh neutral décor creating a calming and uncomplicated living environment. Beautiful wood-flooring provides on-trend practicality and cohesion across ground floor reception areas which comprise a sitting room with fireplace focal point and an adjoining kitchen/dining room. Fitted with sleek, dove grey cabinetry and wooden work surfaces, the kitchen features integrated appliances, Metro-tiling and a breakfast bar unit which forms a subtle divide to the dining area. A glazed door adjoined by floor-to-ceiling windows allows plenty of natural light to flood into the property and gives access to the rear courtyard garden. On the first floor are three bedrooms with the principal room enjoying a bay window with glimpses towards the harbour. A smart family bathroom with contemporary fixtures completes the upstairs accommodation. The property offers potential to extend into the loft, subject to the usual planning consents.

### Outside

A pathway at the front of the house is flanked by an area laid to lawn and a planted bed with decorative stones and evergreen shrubs. The low-maintenance rear garden with a decked terrace provides a spot to relax and take advantage of the south-westerly aspect. Paving steps lead across a gravelled garden area to a gate at the far margin and timber-edged raised beds to the boundaries are filled with pretty floral, architectural and evergreen shrubs and perennial plants. In addition, the property has a garage and an allocated parking bay.

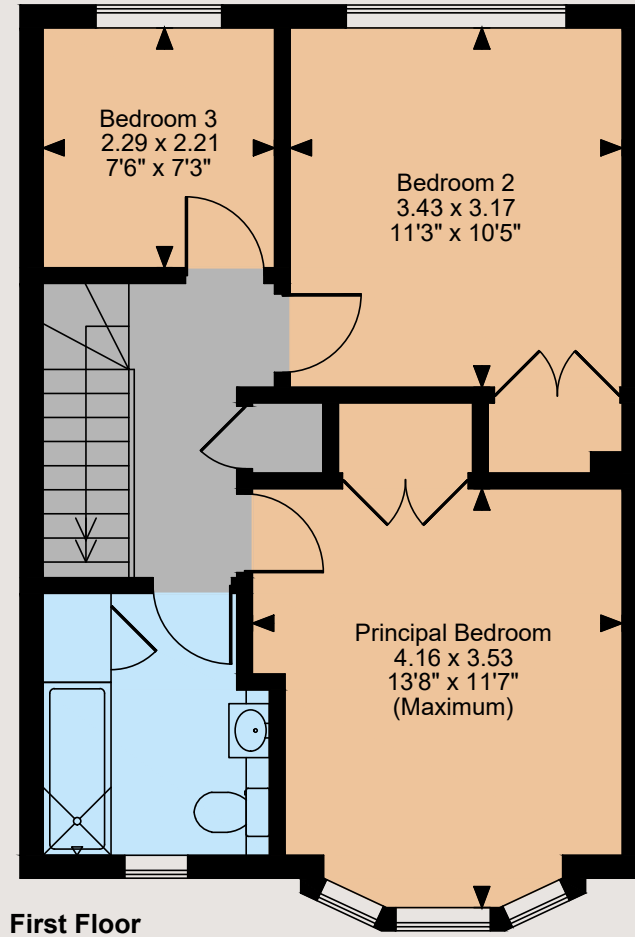
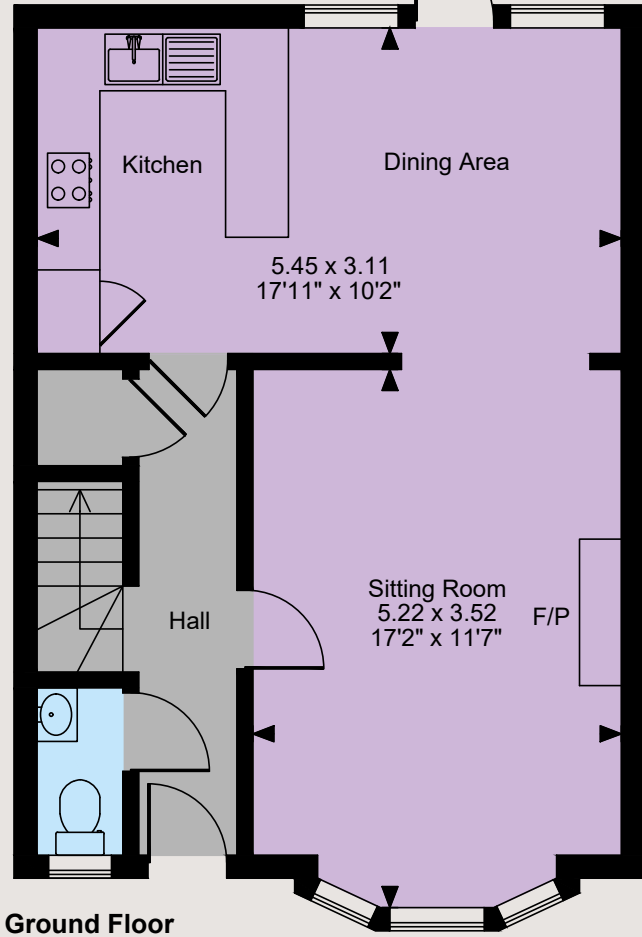
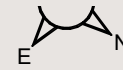
### Location

The Saltings is situated in Langstone Village Conservation Area, designated as an Area of Outstanding Natural Beauty, moments from the harbour's edge. It enjoys close proximity to two public houses, The Royal Oak and The Ship, both on Chichester Harbour and a short walk away, connected by the coastal footpath. Northney Marina and The Langstone Quays Health & Fitness Club are located just a mile away whilst Hayling Island offers opportunities for sailing and kite surfing, golfers, bird watching and coastal walks. Havant is easily accessible and provides shopping facilities and the train station with services to London Waterloo (1hr 34 mins) and Victoria (1hr 55 mins). The A27 links to the national motorway network via the M27 and M3. Well-regarded schooling in the vicinity includes Portsmouth Grammar, Kingscourt School, Ditcham Park School, Oakwood School, Churcher's College and Bedales School.





Floorplans  
House internal area 958 sq ft (89 sq m)  
For identification purposes only.



### Directions

From the A27, take the exit sign-posted to Hayling Island and join Langstone Road. Follow the road for approximately 0.6 mile and take the left turn onto Langstone High Street. The Saltings is the 1st turning on the right and the property will be found immediately on the right.

### General

**Local Authority:** Havant Borough Council  
**Services:** Mains electricity, gas, water & drainage  
**Council Tax:** Band E  
**Tenure:** Freehold  
**Guide Price:** £485,000

### Chichester

31 North Street, Chichester PO19 1LY

**01243 832600**

chichester@struttandparker.com  
struttandparker.com



Over 50 offices across England and Scotland,  
including Prime Central London

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken September 2024. Particulars prepared September 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

