

# FORTY ACRES WAY

HAVANT | HAMPSHIRE | PO9 3FP



£385,000  
FREEHOLD

- Stunning Three Bedroom Semi-Detached Home
- Exclusive 'Harbour Place' Location - Built in 2022
- Immaculately Presented Throughout, Attractive Rear Garden
- Stylish Fitted Kitchen with Appliances & Granite Worktops
- En-Suite Shower Room & Family Bathroom
- White Shutters Fitted To All Windows & Patio Doors
- NHBC 10 Year Buildmark Warranty
- Two Private Parking Spaces





## In Brief

We are delighted to bring to the market, this **STUNNING** Three Bedroom Semi-Detached Home, built by David Wilson Homes in 2022. Nestled in the exclusive 'Harbour Place' development, and perfectly located for easy commuter links, local amenities and schools, this wonderfully bright and airy property offers a wealth of stylish features.

Boasting **TWO PRIVATE PARKING** spaces and a lovely rear garden and patio, the **WELL PRESENTED** accommodation comprises:- Reception Hallway, Cloakroom, Living Room with Storage Cupboard, Fitted Kitchen with Full Range of Appliances opening out into the Dining Room, with French Doors leading out to the rear garden.

Stairs lead up to the first floor with a further Storage Cupboard on the Landing, Master Bedroom with En-Suite Shower Room, Two Further Bedrooms and a Family Bathroom with Shower.

Outside, to the rear, is the **SOUTH FACING** garden which is mainly laid to lawn and offers a good degree of privacy.

We highly recommend viewing at your earliest convenience to appreciate the accommodation on offer.

**£385,000**

### KEY FACTS

Maintenance Charge - £189.00 Per Annum

EPC Rating : B

Council Tax Band : D

Approximate Internal Area : 823 Sq Ft.



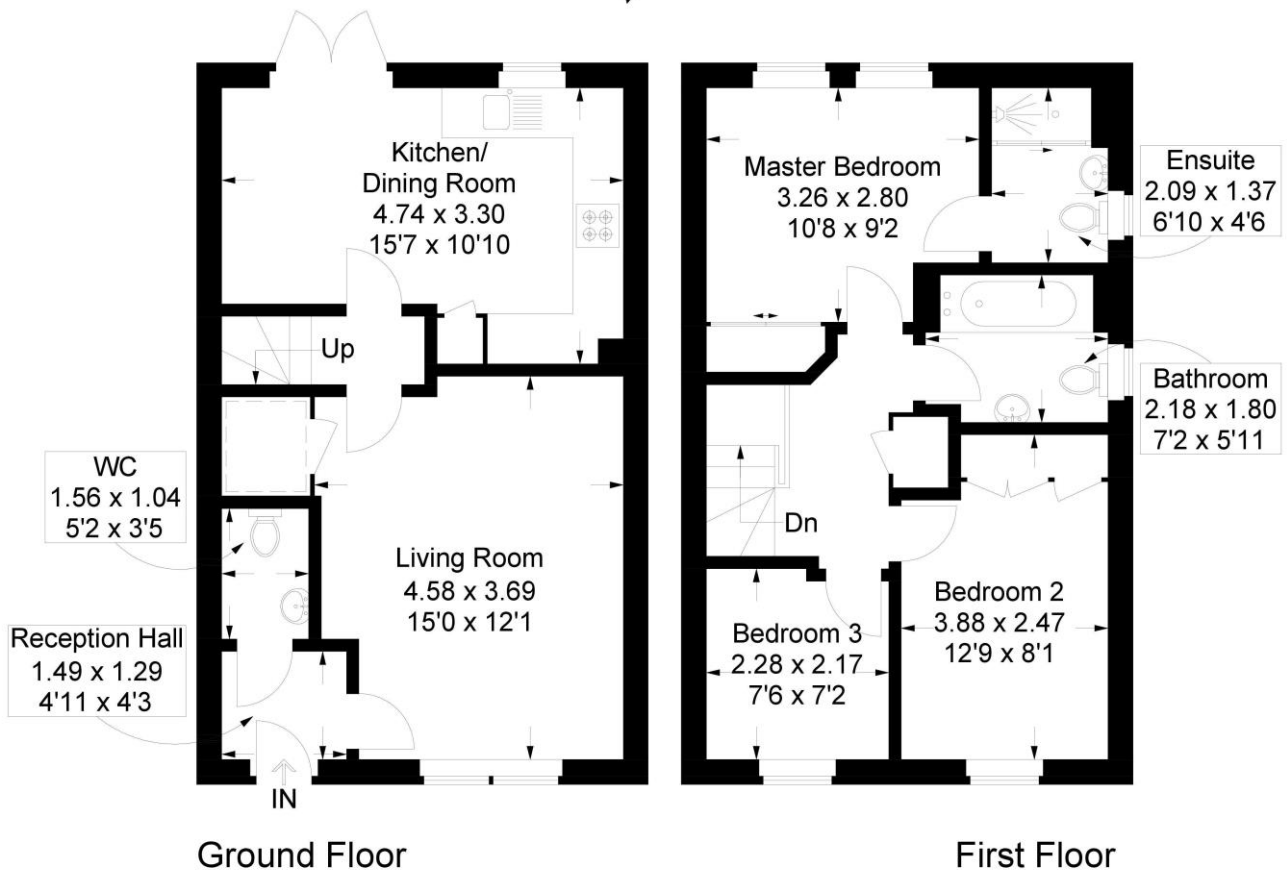
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## Forty Acres, Bedhampton

Approximate Gross Internal Area = 76.5 sq m / 823 sq ft  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom = 1 sq m / 11 sq ft  
 Total = 77.5 sq m / 834 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.

Southsea  
 Sales & Lettings  
 7/9 Stanley Street,  
 Southsea, PO5 2DS  
 Tel: 023 9281 5221

Old Portsmouth & Gunwharf Quays  
 Sales & Lettings  
 The Seagull, 13 Broad Street,  
 Old Portsmouth, PO1 2JD  
 Tel: 023 9281 5221

Drayton & Out of Town  
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 139 Havant Road,  
 Drayton, PO6 2AA  
 Tel: 023 9221 0101

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 Sales & Lettings  
 Mayfair Office, Cashel House,  
 15 Thayer Street, W1U 3JT  
 Tel: 0870 112 7099

Southsea  
 Admin Centre  
 12 Marnion Road,  
 Southsea, PO5 2BA  
 Tel: 023 9282 2300

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