



**£260,000**  
**14 Chidham Close**  
Havant, PO9 1DP

## PROPERTY SUMMARY

We are delighted to introduce this beautifully presented two bedroom house located close to Havant Town Centre. Benefitting from a comprehensive scheme of modernisation under the current owners including the installation of a gas central heating system, complete rewire, a reconfigured kitchen installed with Howdens units, dining area conversion, a new bathroom suite, and new water and drainage pipes throughout. There is a spacious open planned feel downstairs with the modern fitted kitchen that is open to the large living room and dining area with large roof lantern and bi-fold doors onto the south facing garden. The first floor landing leads to the family bathroom suite and two double bedrooms, both with built in storage. The front garden offers potential for off road parking subject to the usual permissions. This property must be viewed to appreciate the quality of accommodation on offer here, contact us at your soonest opportunity to arrange your internal viewing.





**PORCH**

**HALLWAY**

**KITCHEN** 9' 11" x 8' (3.02m x 2.44m)

**LOUNGE** 16' 5" x 14' 3" (5m x 4.34m)

**DINING AREA** 14' 3" x 7' (4.34m x 2.13m)

**LANDING**

**BEDROOM ONE** 14' 3" x 12' 2" (4.34m x 3.71m)

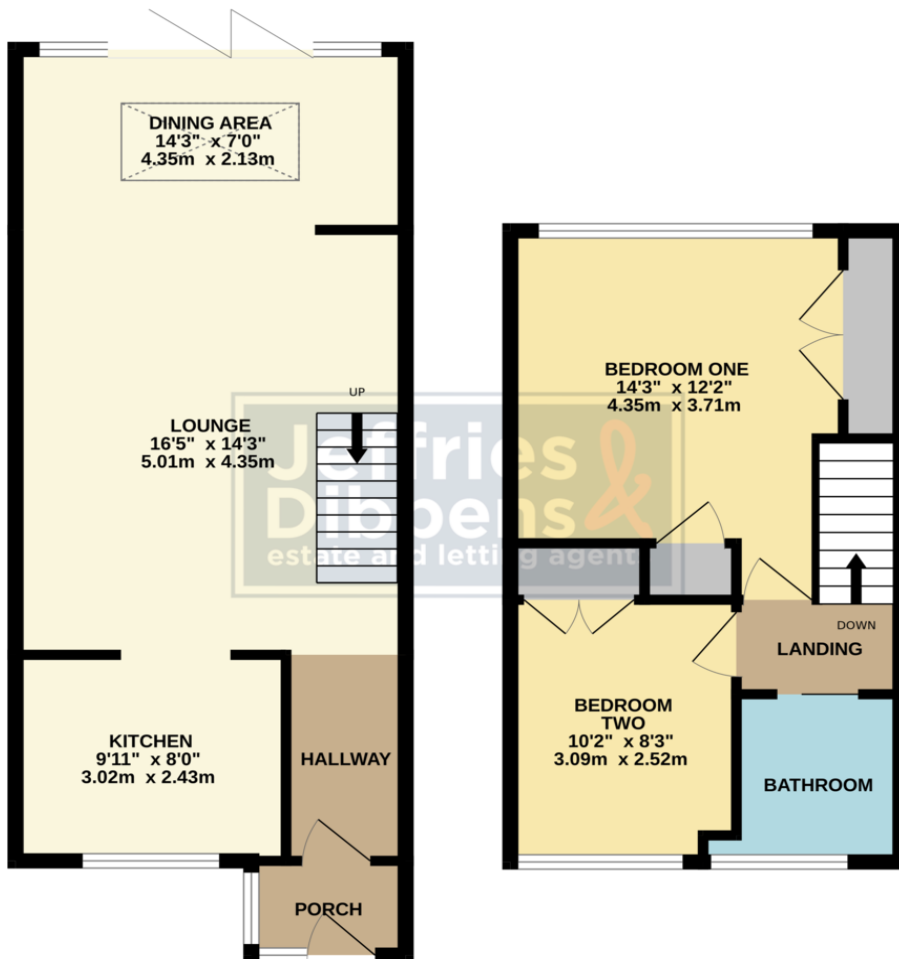
**BEDROOM TWO** 10' 2" x 8' 3" (3.1m x 2.51m)

**BATHROOM**



GROUND FLOOR  
469 sq.ft. (43.5 sq.m.) approx.

1ST FLOOR  
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 sq.m.) approx.

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 B

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	
(39-54)	E	47
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
<small>WWW.EPC4U.COM</small>		

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



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