



**£270,000**  
**18 Bedhampton Road**  
Bedhampton, PO9 3EY

## PROPERTY SUMMARY

We are pleased to present to the market this delightful home which we believe would be an ideal purchase for first time buyers or those looking for a period property. Downstairs comprises a welcoming living room, leading to a spacious kitchen/diner as well as bathroom and utility space. Upstairs you will find three bedrooms accompanied by a WC. To the rear of the property is an idyllic garden space with access to the outbuilding which possible uses include a home office, as well as gated access towards garage. Within walking distance of Havant Town Centre and local bus and train routes. Contact us today to arrange an internal viewing.





**PORCH**

**LIVING ROOM 13' 11" x 12' 5" (4.24m x 3.78m)**

**HALL**

**KITCHEN/DINER 13' 11" x 12' 3" (4.24m x 3.73m)**

**UTILITY**

**BATHROOM 6' 5" x 7' 11" (1.96m x 2.41m)**

**OUTBUILDING 12' 6" x 7' 10" (3.81m x 2.39m)**

**LANDING**

**BEDROOM ONE 13' 11" x 12' 7" (4.24m x 3.84m)**

**WC**

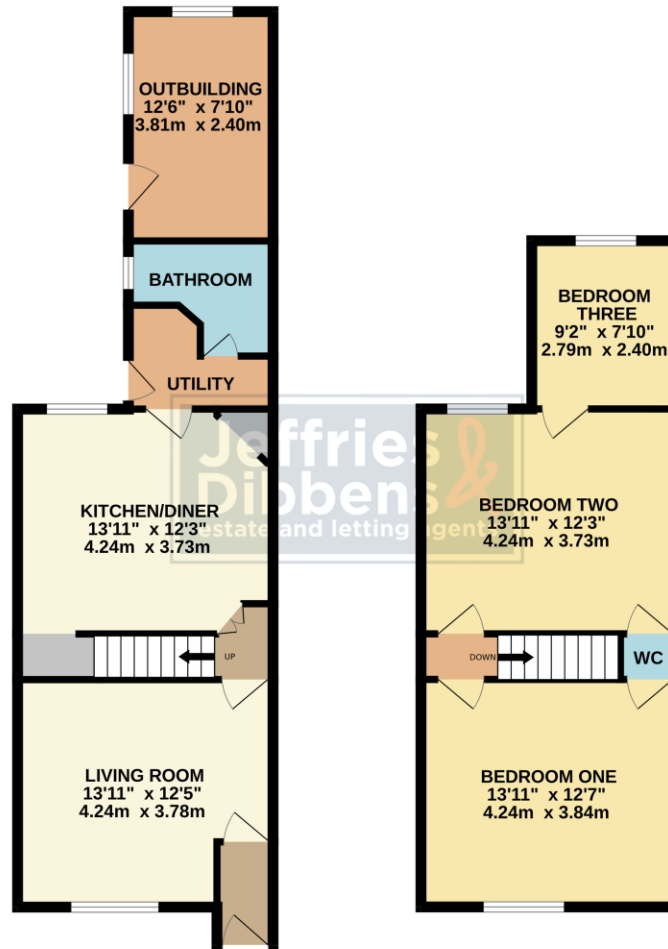
**BEDROOM TWO 13' 11" x 12' 3" (4.24m x 3.73m)**

**BEDROOM THREE 9' 2" x 7' 10" (2.79m x 2.39m)**



GROUND FLOOR  
554 sq.ft. (51.5 sq.m.) approx.

1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 1004 sq.ft. (93.2 sq.m.) approx.

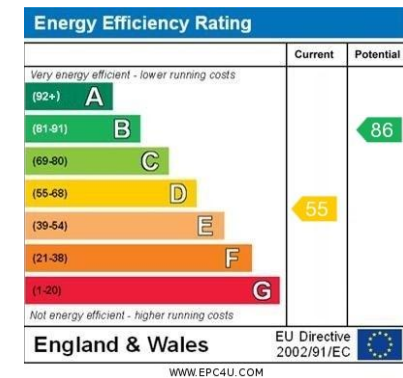
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2024

**LOCAL AUTHORITY**  
Havant Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only



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

**Jeffries  
Dibbens &**  
estate and letting agents

**OFFICE ADDRESS**  
13 North Street, Havant,  
Hampshire, PO9 1PW

**CONTACT**  
023 9247 4737  
havant@jeffries.co.uk  
www.jdea.co.uk