



**£340,000**  
**21 Normandy Way**  
Havant, PO9 5FH

## PROPERTY SUMMARY

Offered with No Forward Chain, this stunning family home built c.2020 is located on a well regarded modern estate with access to Havant, Emsworth & Rowlands Castle nearby. The contemporary accommodation comprises hallway, ground floor WC, modern fitted kitchen/diner and spacious lounge looking out onto the South Facing Garden. The first floor landing leads to three well proportioned bedrooms with an ensuite to master and the stylish family bathroom suite. This property benefits from a Garage & Off Road Parking as well as the remainder of the new build warranty. This property must be viewed to appreciate the quality of space on offer, contact us to arrange your internal viewing.





**HALLWAY**

**WC**

**KITCHEN/DINER** 16' 10" x 8' 7" (5.13m x 2.62m)

**LOUNGE** 15' 5" x 13' 5" (4.7m x 4.09m)

**LANDING**

**BEDROOM ONE** 13' 9" x 8' 11" (4.19m x 2.72m)

**ENSUITE** 8' 11" x 4' 7" (2.72m x 1.4m)

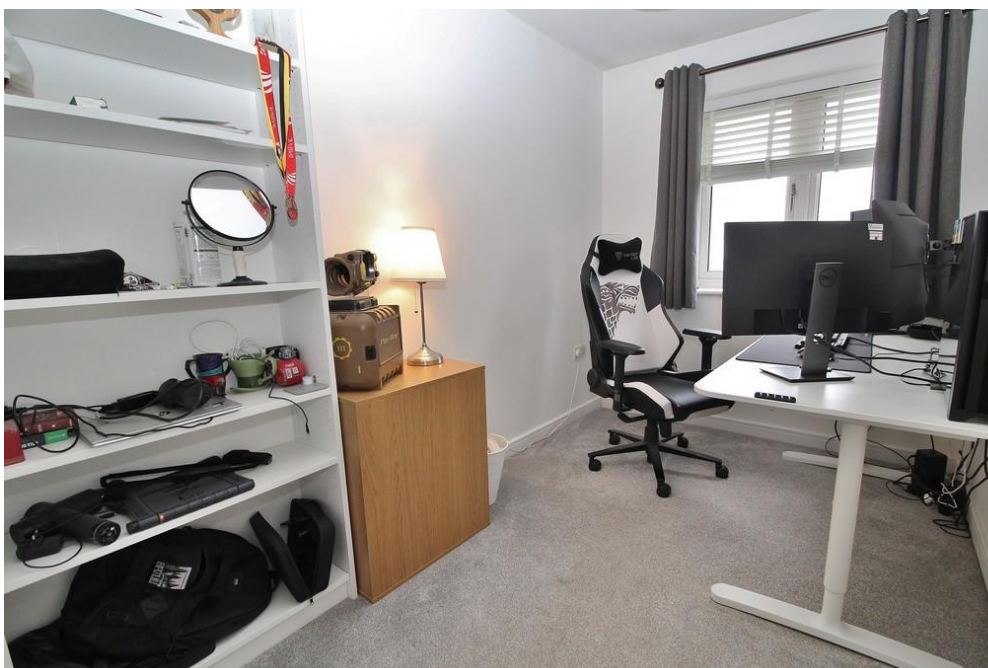
**BEDROOM TWO** 10' 6" x 8' 11" (3.2m x 2.72m)

**BEDROOM THREE** 10' 2" x 6' 5" (3.1m x 1.96m)

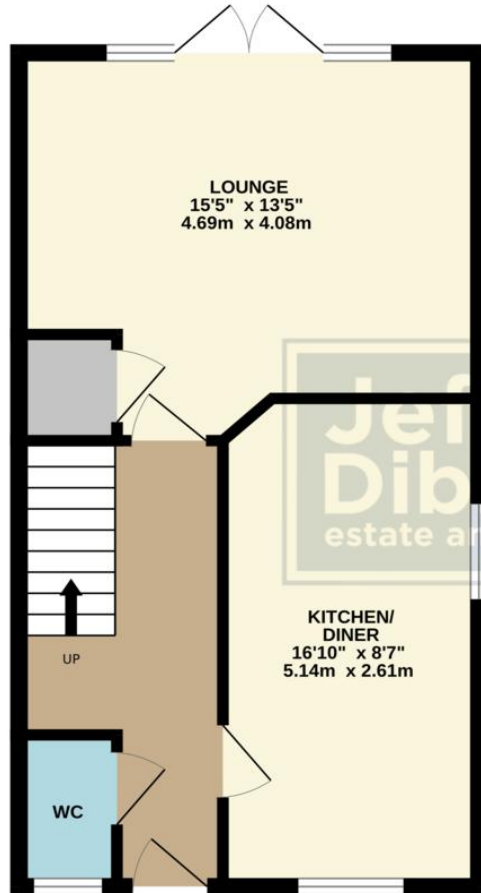
**BATHROOM** 6' 5" x 6' 3" (1.96m x 1.91m)

**AGENTS NOTE**

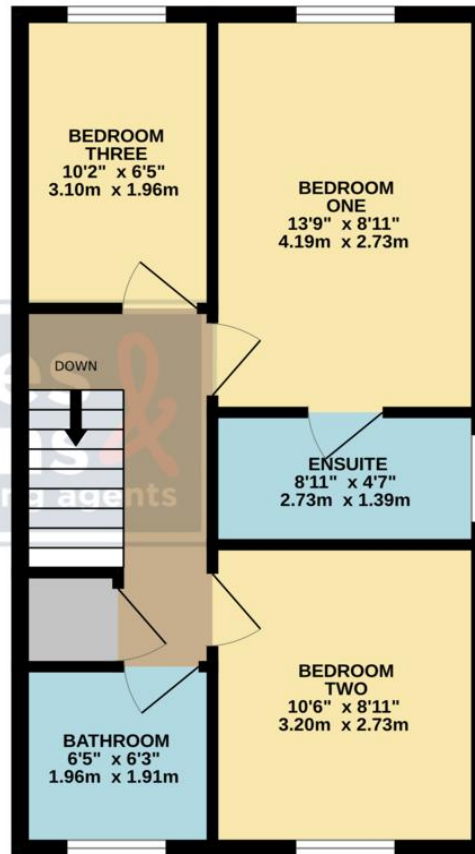
We understand there is an estate fee of approx.  
£240 annually



GROUND FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 887 sq.ft. (82.4 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 C

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		96
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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