



**£295,000**  
**128 West Street**  
Havant, PO9 1LW

## PROPERTY SUMMARY

We are delighted to present to the market this homely, semi detached property located near the heart of Havant Town Centre, within walking distance of train and bus links as well as local shops and amenities. The property offers off road parking as well as an ample corner plot of land that provides scope for extending. Downstairs comprises a cosy lounge with feature fireplace, kitchen/breakfast room, WC and conservatory looking out onto the garden and upstairs you will find two double bedrooms and bathroom. Contact us today to arrange an internal viewing to appreciate the scope for modernisation the property has to offer.





**HALL**

**LOUNGE** 15' 2" x 15' 1" (4.62m x 4.6m)

**KITCHEN** 13' x 9' 6" (3.96m x 2.9m)

**WC**

**CONSERVATORY** 12' 2" x 11' 1" (3.71m x 3.38m)

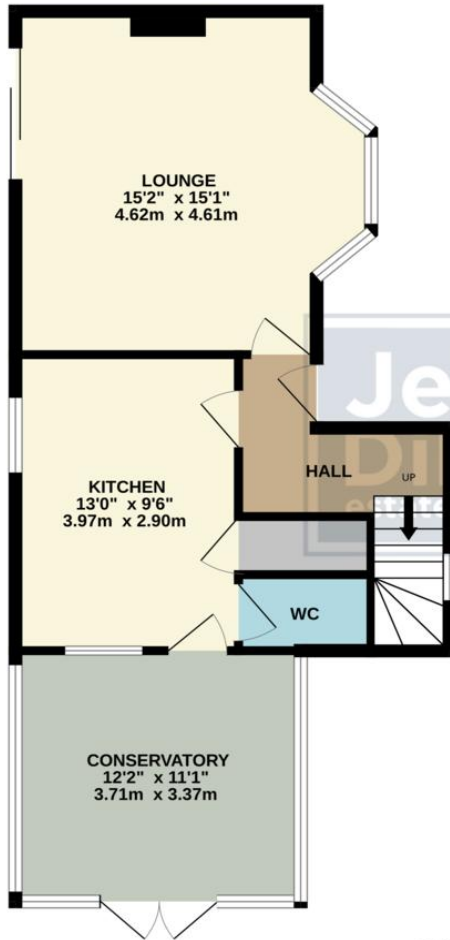
**LANDING**

**BATHROOM**

**BEDROOM ONE** 12' 10" x 11' (3.91m x 3.35m)

**BEDROOM TWO** 10' 6" x 9' 10" (3.2m x 3m)

GROUND FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq.ft. (90.8 sq.m.) approx.

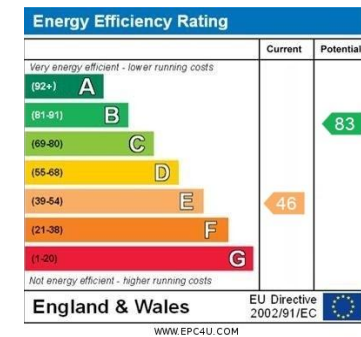
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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