



**£425,000**  
**51 Daffodil Way**  
Denvilles, PO9 2FA

## PROPERTY SUMMARY

Situated at the end of this cul-de-sac is this beautifully presented three/four bedroom modern townhouse with stunning views directly in front. The contemporary accommodation comprises a hallway, ground floor wc, study/bedroom four, an open plan kitchen/dining/living room providing a sociable space that opens onto the private rear garden with a westerly aspect. The first floor landing leads to the main bedroom with ensuite and to the lounge (which could be utilised as another bedroom), stairs that lead to the top floor with two further bedrooms both with built in storage and the family bathroom. Externally there is the garage and ample off road parking. Located between Havant and Emsworth with their town centre amenities and mainline train stations, excellent transport links are offered with the A27 only a short drive away. To truly appreciate the accommodation on offer here as well as the lovely views, an internal viewing is essential, contact us to arrange your appointment.

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## HALL

**STUDY** 9' 2" x 6' 1" (2.79m x 1.85m)

## WC

**KITCHEN/DINING/LIVING SPACE** 23' 3" x 12' 10"  
(7.09m x 3.91m)

## LANDING

**LOUNGE** 12' 10" x 11' 11" (3.91m x 3.63m)

**BEDROOM ONE** 12' 10" x 9' 10" (3.91m x 3m)

## EN SUITE

## LANDING

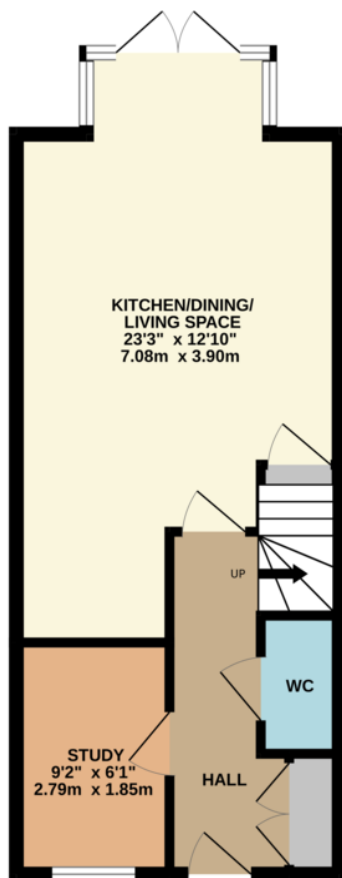
## BATHROOM

**BEDROOM TWO** 12' 10" x 11' 3" (3.91m x 3.43m)

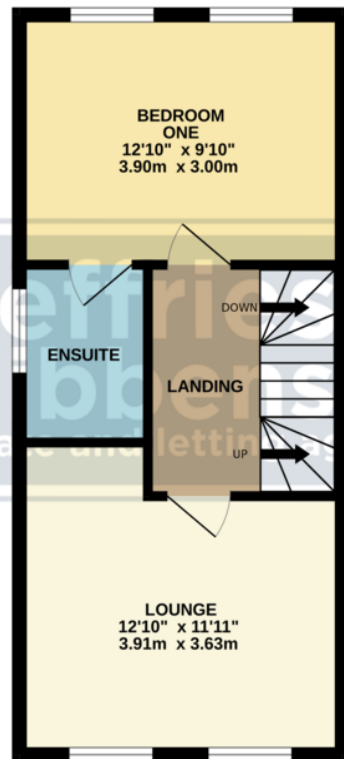
**BEDROOM THREE** 10' 10" x 9' 3" (3.3m x 2.82m)



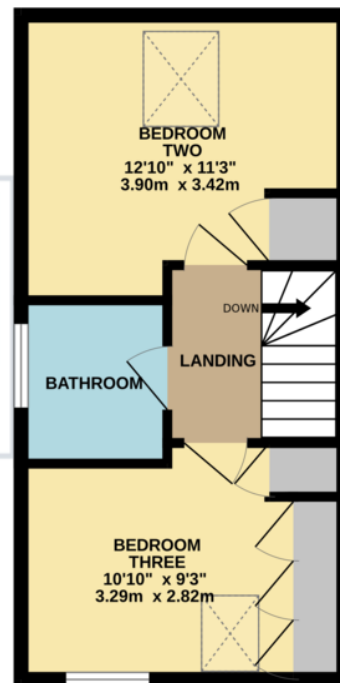
GROUND FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR  
373 sq.ft. (34.7 sq.m.) approx.



2ND FLOOR  
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 1104 sq.ft. (102.6 sq.m.) approx.

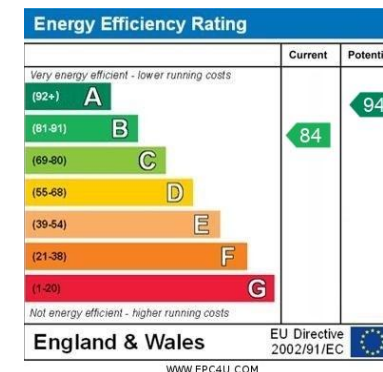
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**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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