



GUIDE PRICE  
**£499,995**  
**148 West Street**  
Havant, PO9 1LP

## PROPERTY SUMMARY

This impressive late Victorian era semi-detached property sits in a larger than average plot just a short walk to Havant town centre. The current owners have beautifully and sympathetically restored this home adding a contemporary twist to its former glory within the past two years by retaining a host of wonderful original features. The accommodation comprises a particularly spacious hallway with doors to all principle ground floor rooms including the two receptions and simply stunning open plan kitchen/dining area with utility and cloakroom off. The first floor balustraded landing gives access to four generously proportioned double bedrooms and a luxury four piece bathroom suite. Outside there is recently added off road parking via block paved driveway giving access to the large and immaculately tended landscaped rear garden with lawn and patio areas. Viewings are essential to appreciate the space and quality of accommodation on offer here, contact us to arrange your appointment.

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## **HALLWAY**

**LIVING ROOM** 13' 7" x 13' (4.14m x 3.96m)

**FAMILY ROOM** 13' x 10' (3.96m x 3.05m)

**KITCHEN/DINER** 24' x 15' 1" (7.32m x 4.6m)

**UTILITY ROOM** 12' 2" x 8' 5" (3.71m x 2.57m)

## **WC**

## **LANDING**

**BATHROOM** 8' 3" x 6' 4" (2.51m x 1.93m)

**BEDROOM ONE** 13' 8" x 13' (4.17m x 3.96m)

**BEDROOM TWO** 12' 7" x 12' (3.84m x 3.66m)

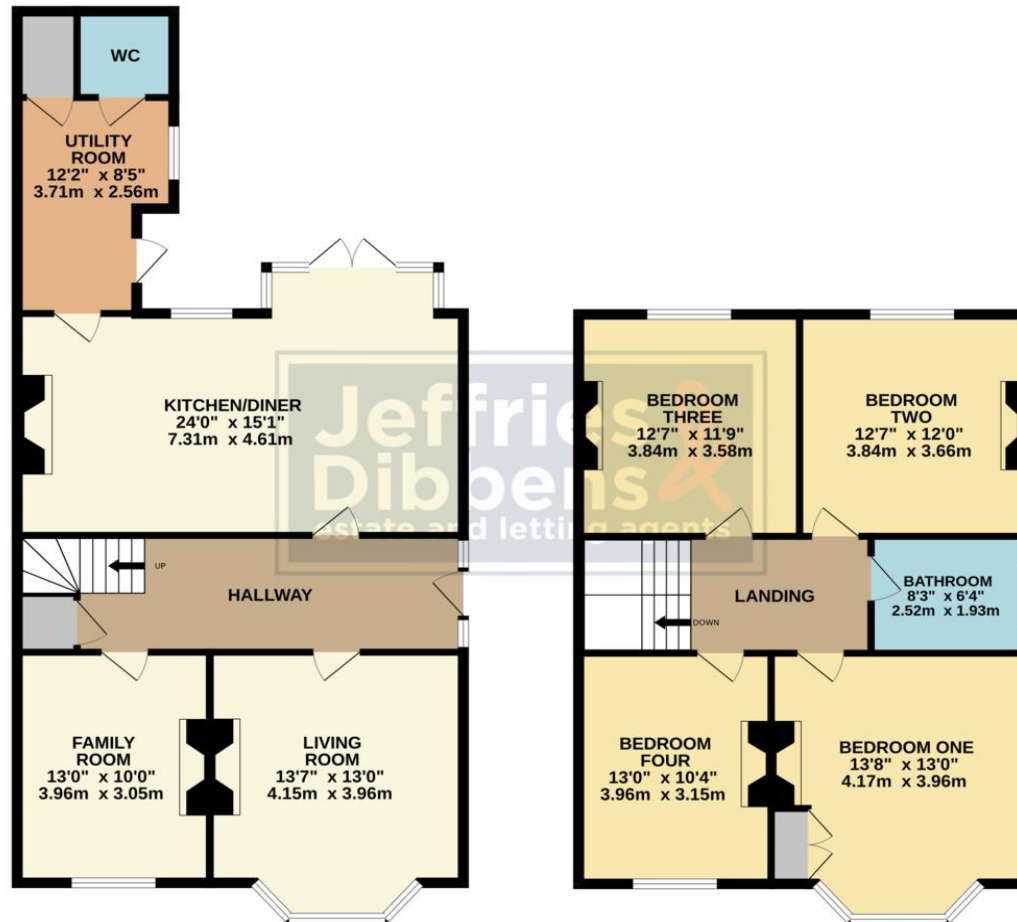
**BEDROOM THREE** 12' 7" x 11' 9" (3.84m x 3.58m)

**BEDROOM FOUR** 13' x 10' 4" (3.96m x 3.15m)



GROUND FLOOR  
915 sq.ft. (85.0 sq.m.) approx.

1ST FLOOR  
760 sq.ft. (70.6 sq.m.) approx.



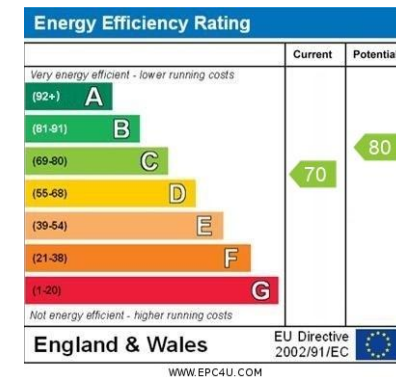
TOTAL FLOOR AREA: 1675 sq.ft. (155.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 E

**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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