



**£435,000**  
**1 Brookside Road**  
Old Bedhampton, PO9 3JL

## PROPERTY SUMMARY

Offered with a complete onwards chain, this extended three bedroom detached house is located in the highly sought after area of 'Old Bedhampton'. This spacious accommodation comprises a hallway, ground floor wc, kitchen and breakfast room, lounge, dining room and a study as well as the conservatory that leads to the studio/snug. On the first floor are three well proportioned double bedrooms and a shower room. Externally there is off road parking via the driveway and a garage, there is also a lovely front garden, to the rear is a beautiful, well maintained garden. Situated in this picturesque, historic hamlet, only a short walk from Bidbury Mead and St Thomas' Church, a Norman church dating back to the 12th Century. An internal viewing is essential to truly appreciate the size of the accommodation and potential to modernise this wonderful family home. Contact us to arrange your appointment.





**HALL**

**WC**

**DINING ROOM 11' 8" x 9' (3.56m x 2.74m)**

**STUDY 12' 1" x 8' 11" (3.68m x 2.72m)**

**LOUNGE 13' 1" x 11' 8" (3.99m x 3.56m)**

**BREAKFAST ROOM 11' 3" x 10' (3.43m x 3.05m)**

**KITCHEN 11' 3" x 7' (3.43m x 2.13m)**

**CONSERVATORY 13' 6" x 12' 10" (4.11m x 3.91m)**

**STUDIO/SNUG 14' 6" x 9' 3" (4.42m x 2.82m)**

**LANDING**

**SHOWER ROOM 9' 11" x 7' 8" (3.02m x 2.34m)**

**BEDROOM ONE 13' 1" x 11' 9" (3.99m x 3.58m)**

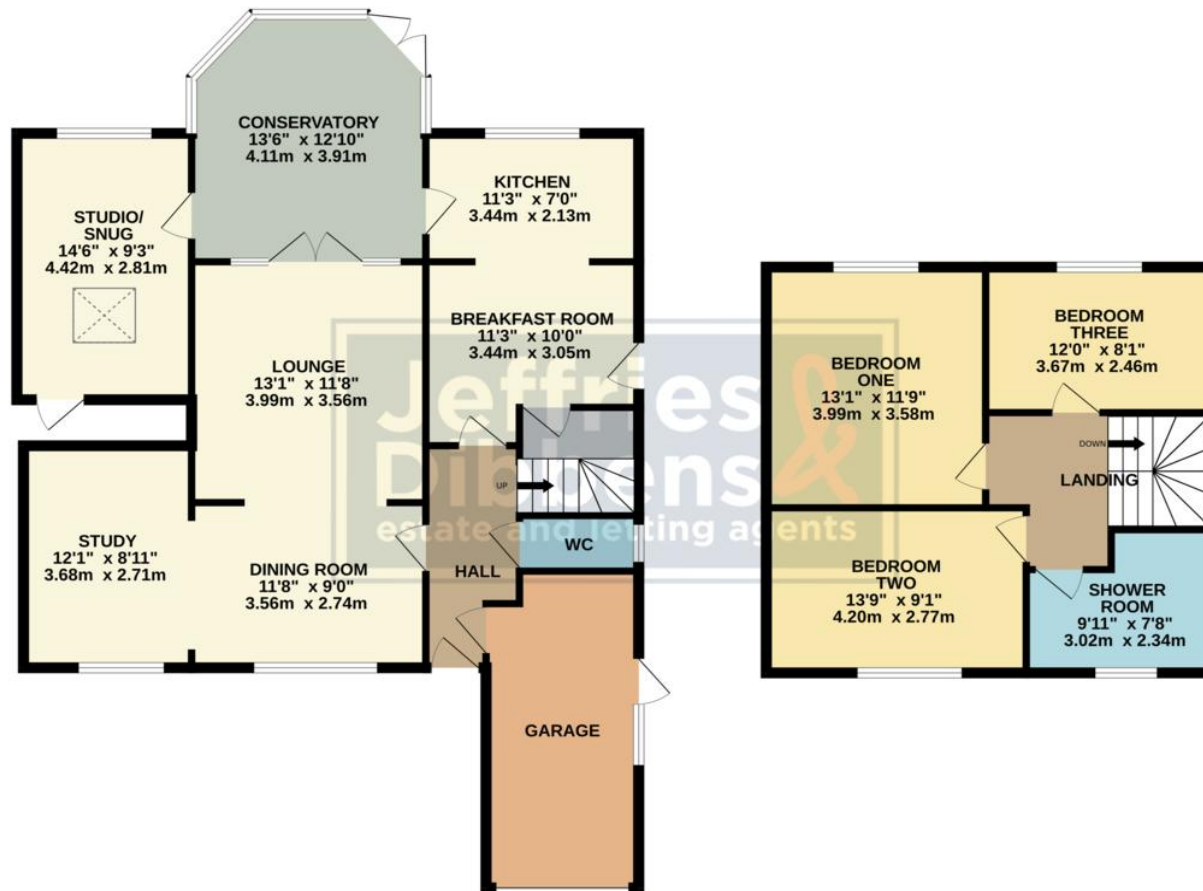
**BEDROOM TWO 13' 9" x 9' 1" (4.19m x 2.77m)**

**BEDROOM THREE 12' x 8' 1" (3.66m x 2.46m)**

**GARAGE**

GROUND FLOOR  
1096 sq.ft. (101.8 sq.m.) approx.

1ST FLOOR  
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 1619 sq.ft. (150.4 sq.m.) approx.

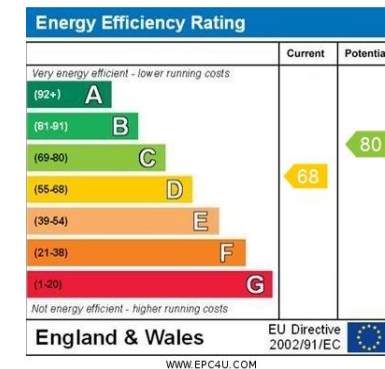
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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