



**£540,000**  
**1 Brunel Way**  
Bedhampton, PO9 3NW

## PROPERTY SUMMARY

This spacious four bedroom detached family home located in the popular Hawthorn Mews development offers contemporary and versatile living space. The well presented accommodation comprises large kitchen/diner and utility on the ground floor as well as a WC, there is also a double garage with a driveway next to it. The first floor landing leads to a triple aspect living room with dual balconies and the master bedroom with ensuite. The top floor has three double bedrooms, one with another ensuite and the family bathroom. Externally there is a lovely low maintenance landscaped rear garden with a Westerly facing aspect. The area is also lutely ideal for commuters, with easy access to the A3(M) and A27 and Havant's mainline railway station only 1.5 miles (approx.) away. An internal viewing is essential to appreciate the size and quality of accommodation of this outstanding home.





**HALLWAY**

**WC**

**KITCHEN/DINER 29' 6" x 9' 1" (8.99m x 2.77m)**

**UTILITY ROOM 9' 7" x 7' 3" (2.92m x 2.21m)**

**LANDING**

**LOUNGE 20' 0" x 11' 1" (6.1m x 3.38m)**

**TWO BALCONIES**

**BEDROOM ONE 20' 0" x 9' 1" (6.1m x 2.77m)**

**ENSUITE**

**LANDING**

**BEDROOM TWO 14' 8" x 9' 1" (4.47m x 2.77m)**

**ENSUITE**

**BEDROOM THREE 15' 0" x 9' 0" (4.57m x 2.74m)**

**BEDROOM FOUR 15' 0" x 9' 0" (4.57m x 2.74m)**

**BATHROOM**

**CARPORT**

**DOUBLE GARAGE 20' 0" x 20' 0" (6.1m x 6.1m)**

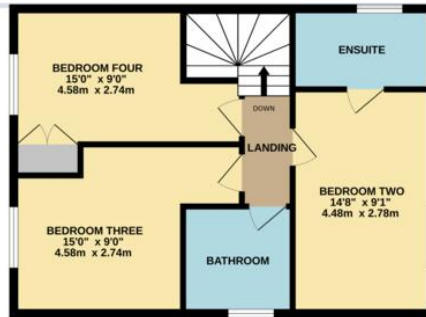


GROUND FLOOR  
882 sq.ft. (82.0 sq.m.) approx.

1ST FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



2ND FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA: 1981 sq.ft. (184.0 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.

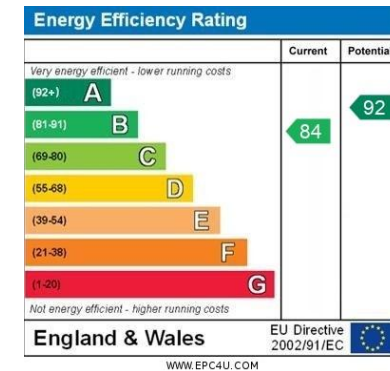
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**LOCAL AUTHORITY**  
Havant Borough Council

**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

**Jeffries  
Dibbens &**  
estate and letting agents

**OFFICE ADDRESS**  
13 North Street, Havant,  
Hampshire, PO9 1PW

**CONTACT**  
023 9247 4737  
havant@jeffries.co.uk  
www.jdea.co.uk