

**£415,000**  
**23 Normandy Way**  
Havant, PO9 5FH



## PROPERTY SUMMARY

Spacious three double bedroom family home with off road parking, garage and a South facing garden! Built c.2020, this modern home offers contemporary living and well proportioned room sizes. The stylish accommodation comprises ground floor WC, lovely fitted kitchen/diner, lounge that opens out onto the rear garden, the first floor landing leads to the bathroom suite and three generously sized double bedrooms with ensuite to the master as well as a dressing area. With a driveway to the front and a garage, there is also a private rear garden with part patio and lawn. We feel this will make a wonderful family home for those looking for a spacious modern 'turn key' property. Located within access of Havant Town Centre with its mainline train station and local amenities, as well as Emsworth and Rowlands Castle only a short drive away. Contact us to arrange your viewing to truly appreciate the amount of space presented here.

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**HALL**

**WC**

**KITCHEN/DINER** 13' 9" x 11' 8" (4.19m x 3.56m)

**LOUNGE** 15' x 11' (4.57m x 3.35m)

**LANDING**

**BEDROOM ONE** 16' 2" x 10' 6" (4.93m x 3.2m)

**ENSUITE**

**BEDROOM TWO** 12' 9" x 10' 3" (3.89m x 3.12m)

**BEDROOM THREE** 12' x 8' 3" (3.66m x 2.51m)

**BATHROOM**

**GARAGE** 19' 8" x 10' 3" (5.99m x 3.12m)

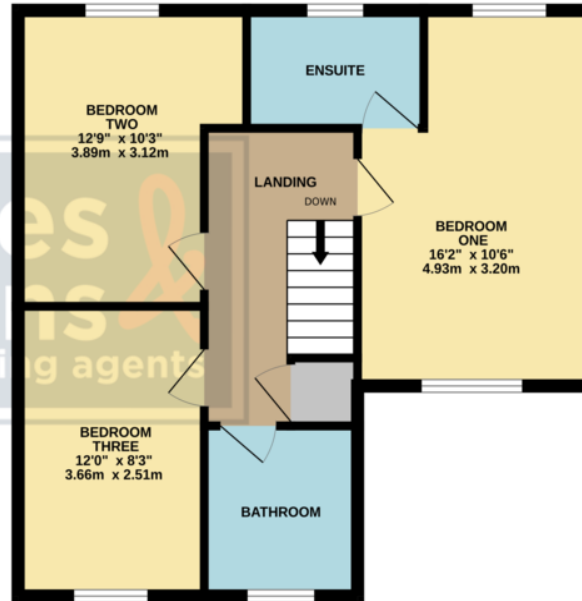
**AGENTS NOTE**

We understand the current estate charge is £300 annually

GROUND FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR  
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA: 1158 sq.ft. (107.6 sq.m.) approx.

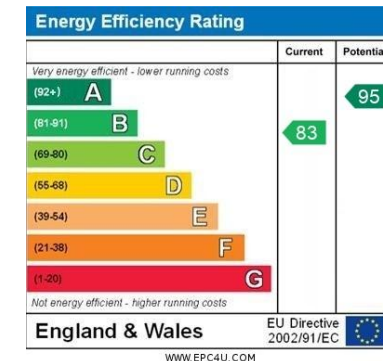
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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