

**£307,500**  
**8 Hornbeam Road**  
Denvilles, PO9 2UP



## PROPERTY SUMMARY

This lovely two bedroom house would make an absolutely perfect first time purchase. Beautifully presented with contemporary styling and décor, the internal accommodation comprises, on the ground floor, an entrance hall and door to the neat fitted kitchen and a lovely bright and airy lounge/diner with picture window and glazed door overlooking the picturesque southerly facing rear garden. On the first floor there are two double bedrooms and a modern white bathroom suite. Outside the well-tended garden has a patio area. Parking is via a long driveway leading to the integral garage. Internal viewing strongly recommended.





## **HALL**

**KITCHEN** 10' x 6' 1" (3.05m x 1.85m)

**LOUNGE/DINER** 17' x 12' (5.18m x 3.66m)

## **LANDING**

**BEDROOM ONE** 13' 11" x 12' (4.24m x 3.66m)

**BEDROOM TWO** 11' x 8' 9" (3.35m x 2.67m)

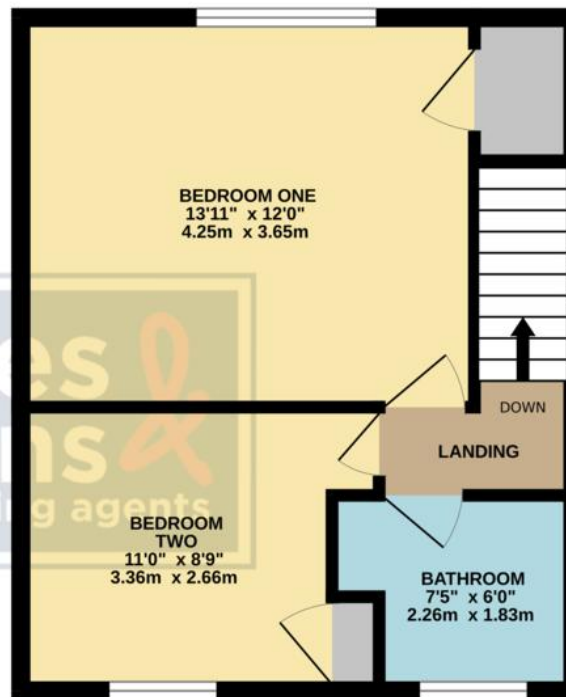
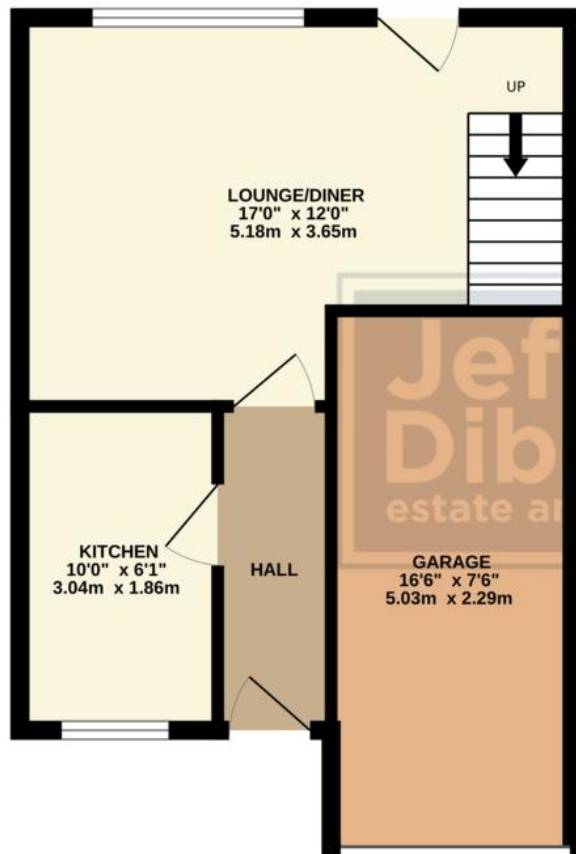
**BATHROOM** 7' 5" x 6' (2.26m x 1.83m)

**GARAGE** 16' 6" x 7' 6" (5.03m x 2.29m)



GROUND FLOOR  
399 sq.ft. (37.1 sq.m.) approx.

1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 751 sq.ft. (69.8 sq.m.) approx.

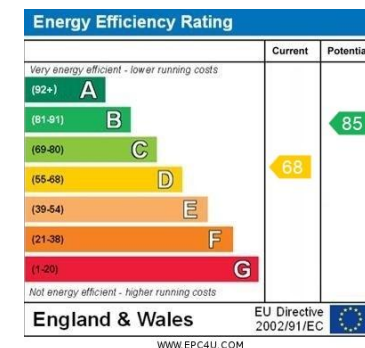
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**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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