

**£450,000**  
**30 Hamilton Close**  
Langstone, PO9 1RP



## PROPERTY SUMMARY

Offered with No Forward Chain, this charming detached bungalow with stone banked stream frontage and is accessed via a bridge driveway. Off Road Parking is offered to the front and there is also a garage and office, there is a block paved rear garden and lawned front garden. The internal accommodation which could benefit from a degree of modernisation, offers versatile ground floor living with 2/3 double bedrooms, a fitted kitchen/breakfast room, living room, conservatory, shower room and additional WC. Located in this well regarded cul-de-sac close to Havant Town Centre and transport links, there is also the Hayling Billy Line only a short walk away. An internal viewing is essential to truly appreciate the size and potential for this wonderful bungalow, contact us today to arrange your appointment.

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## **PORCH**

## **HALLWAY**

**LOUNGE** 19' 11" x 11' 11" (6.07m x 3.63m)

**CONSERVATORY** 11' 6" x 9' 8" (3.51m x 2.95m)

**DINING ROOM/BEDROOM** 16' 1" x 8' 8" (4.9m x 2.64m)

**KITCHEN** 16' 1" x 9' 5" (4.9m x 2.87m)

**SHOWER ROOM** 6' 10" x 5' 11" (2.08m x 1.8m)

**WC** 5' 8" x 3' 5" (1.73m x 1.04m)

**BEDROOM** 14' x 11' 2" (4.27m x 3.4m)

**BEDROOM TWO** 14' x 8' 3" (4.27m x 2.51m)

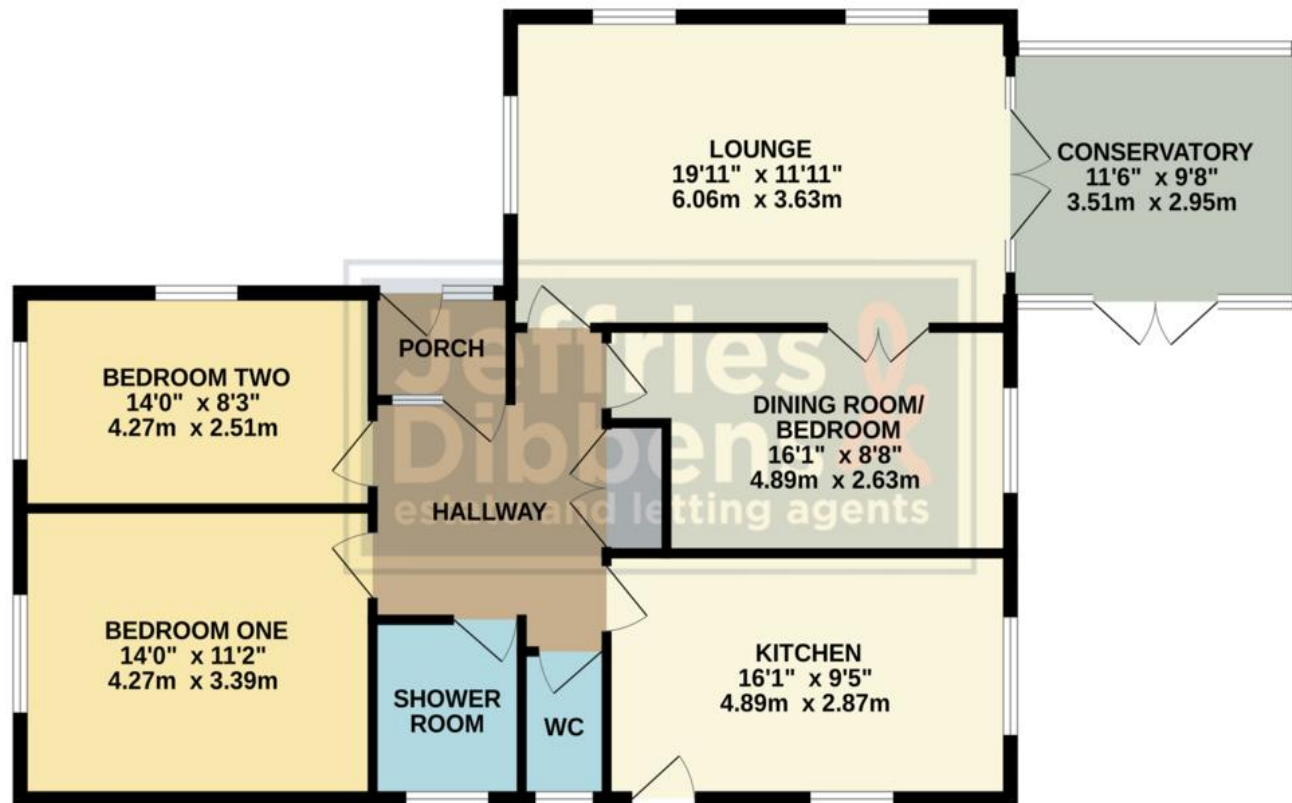
## **GARAGE**

## **OFFICE**

## **AGENTS NOTE**

Please note this property is currently tenanted and these pictures are from 2023. Contact us to arrange your viewing

GROUND FLOOR  
1085 sq.ft. (100.8 sq.m.) approx.



TOTAL FLOOR AREA : 1085 sq.ft. (100.8 sq.m.) approx.

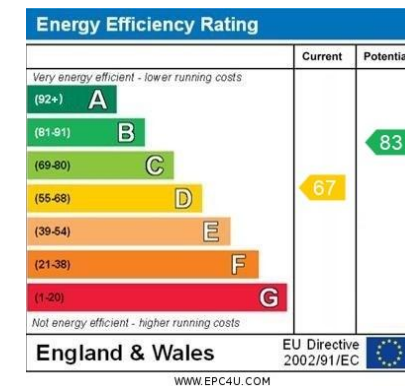
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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