



**£315,000**  
**59 Ingledene Close**  
Havant, PO9 1DG

## PROPERTY SUMMARY

A rare opportunity has been presented to purchase a lovely three/four bedroom bungalow in a wonderful tree lined cul-de-sac setting with very little passing traffic, suitable for a wide range of buyers, from first timers, older downsizers, and even young families. The accommodation comprises an open plan lounge with fitted kitchen, utility area, a modern bathroom room and three/four bedrooms. There is a low maintenance rear garden with gate to rear. Havant town centre is only a mile or so away and has an excellent range of amenities including good shopping facilities. Viewing recommended.





## HALL

**KITCHEN** 12' 3" x 7' 11" (3.73m x 2.41m)

**LOUNGE** 14' 9" x 14' 6" (4.5m x 4.42m)

**UTILITY** 9' 2" x 3' 6" (2.79m x 1.07m)

**BATHROOM** 6' 11" x 4' 8" (2.11m x 1.42m)

**BEDROOM ONE** 13' 10" x 11' 7" (4.22m x 3.53m)

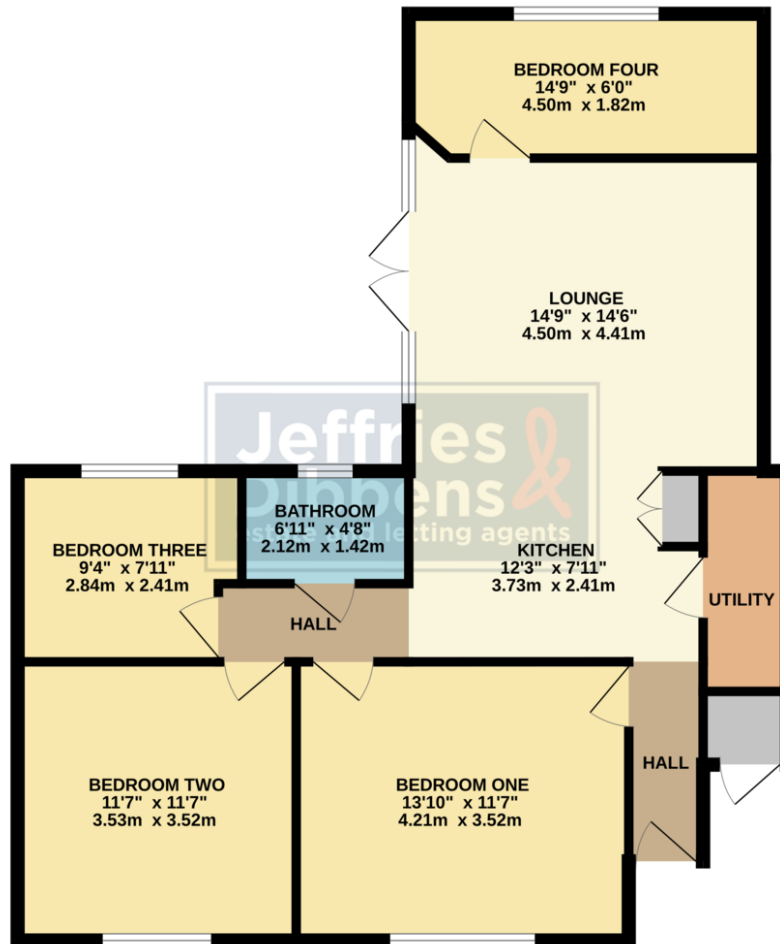
**BEDROOM TWO** 11' 7" x 11' 7" (3.53m x 3.53m)

**BEDROOM THREE** 9' 4" x 7' 11" (2.84m x 2.41m)

**BEDROOM FOUR** 14' 9" x 6' (4.5m x 1.83m)



GROUND FLOOR  
867 sq.ft. (80.5 sq.m.) approx.



TOTAL FLOOR AREA: 867 sq.ft. (80.5 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 B

**VIEWINGS**  
By prior appointment only

**EPC TO FOLLOW**

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries  
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