

£155,000
Flat 8, 7 Little Hackets
Havant, PO9 5AU

PROPERTY SUMMARY

Spacious two bedroom modern apartment with allocated parking space. With an open plan kitchen/dining/lounge area, two double bedrooms with an ensuite to master and a family bathroom suite this property offers great contemporary living space. Benefiting from Juliet Balcony with a South/Westerly aspect, as well as an allocated parking space, we feel this will make a wonderful first time buy/downsize with the convenience of being located close to ample local amenities, schools and transport links. An internal viewing is essential to truly appreciate the space on offer, contact us to arrange your viewing at your soonest opportunity.





HALLWAY

STORAGE

LOUNGE/DINER 19' 3" x 10' 5" (5.87m x 3.18m)

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

BEDROOM ONE 11' 6" x 10' 8" (3.51m x 3.25m)

ENSUITE

BEDROOM TWO 10' 10" x 8' 11" (3.3m x 2.72m)

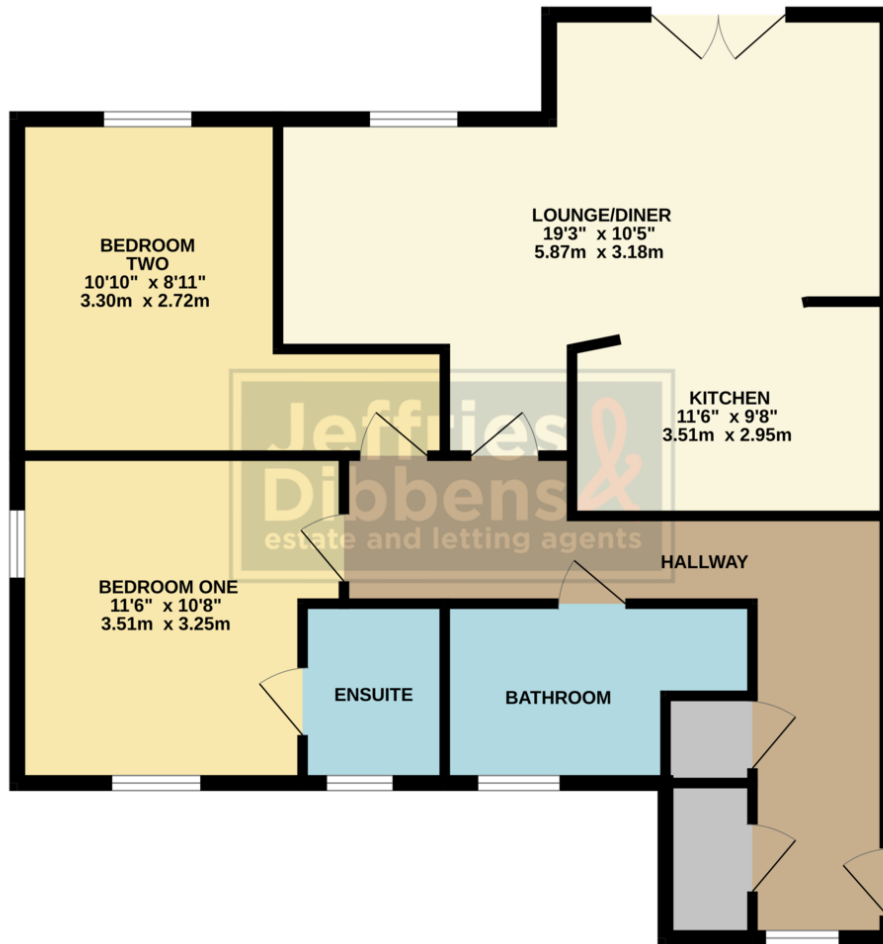
BATHROOM

AGENTS NOTE

We understand there are 136 years remaining on the lease, the current Service Charge is £140.57 per month and the annual Ground Rent is £350



SECOND FLOOR



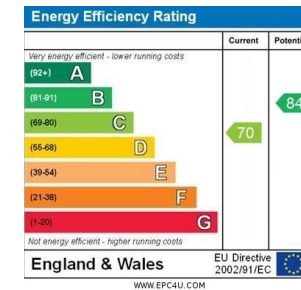
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

COUNCIL TAX BAND
Band A

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.

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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