



**£280,000**  
**67 Adhurst Road**  
Havant, PO9 2HP

## PROPERTY SUMMARY

Sitting well in its substantial 'L' shaped plot with ample off road parking and benefitting from a landscaped South Facing Garden with a summerhouse/outbuilding which could be used as a home office, this three bedroom terraced house is located in this well regarded residential location. The internal accommodation comprises an extended porch/entrance hall to the front with a fitted kitchen, living room and conservatory opening out onto the beautiful rear garden. Upstairs, the landing leads to the bathroom suite and WC and three well proportioned bedrooms. An internal viewing is essential to appreciate all that is offered here and the potential to add your own stamp to this lovely family home, contact us to arrange your appointment.

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## ENTRANCE HALL

**KITCHEN** 12' 11" x 7' 7" (3.94m x 2.31m)

**LOUNGE** 14' 6" x 12' 4" (4.42m x 3.76m)

**CONSERVATORY** 14' 5" x 7' 3" (4.39m x 2.21m)

## LANDING

## BATHROOM

## WC

**BEDROOM ONE** 13' 1" x 10' (3.99m x 3.05m)

**BEDROOM TWO** 11' 8" x 7' 2" (3.56m x 2.18m)

**BEDROOM THREE** 9' 4" x 7' 6" (2.84m x 2.29m)



## SUMMERHOUSE/OFFICE/OUTBUILDING

18' 4" x 13' 9" (5.59m x 4.19m)



TOTAL FLOOR AREA: 1116sq.ft. (103.7 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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OUTBUILDING

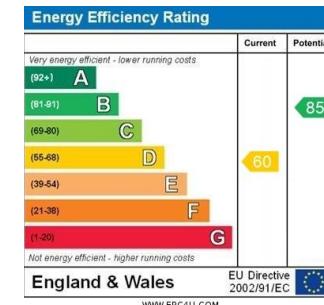


**LOCAL AUTHORITY**  
Havant Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**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.