



£340,000
9 Fern Drive
Havant, PO9 2YH

PROPERTY SUMMARY

Offered with No Forward Chain, this modern three bedroom semi detached family home benefits from a garage and 2 tandem parking spaces in front. The contemporary accommodation comprises a ground floor WC, spacious lounge and stylish fitted kitchen/diner that leads out onto the rear garden. The first floor landing leads to three well proportioned bedrooms and the family bathroom suite. Located just to the North of Havant Town Centre with its ample local amenities and transport links including the mainline train station. This property must be viewed to truly appreciate the size and quality of accommodation offered here.





HALL

WC

LOUNGE 14' 10" x 11' 11" (4.52m x 3.63m)

KITCHEN/DINER 14' 11" x 8' 6" (4.55m x 2.59m)

LANDING

BEDROOM ONE 11' 3" x 8' 5" (3.43m x 2.57m)

BEDROOM TWO 10' x 8' 5" (3.05m x 2.57m)

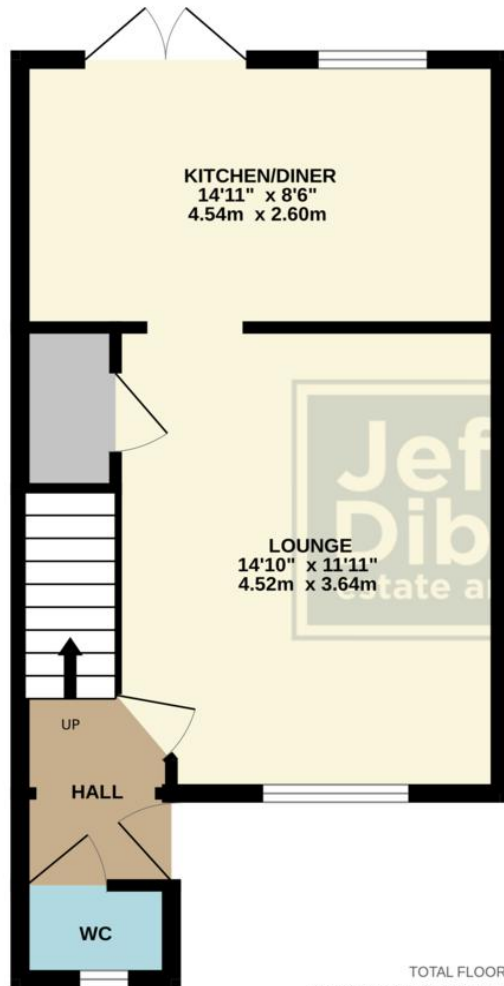
BEDROOM THREE 8' x 6' 6" (2.44m x 1.98m)

BATHROOM 6' 6" x 5' 6" (1.98m x 1.68m)

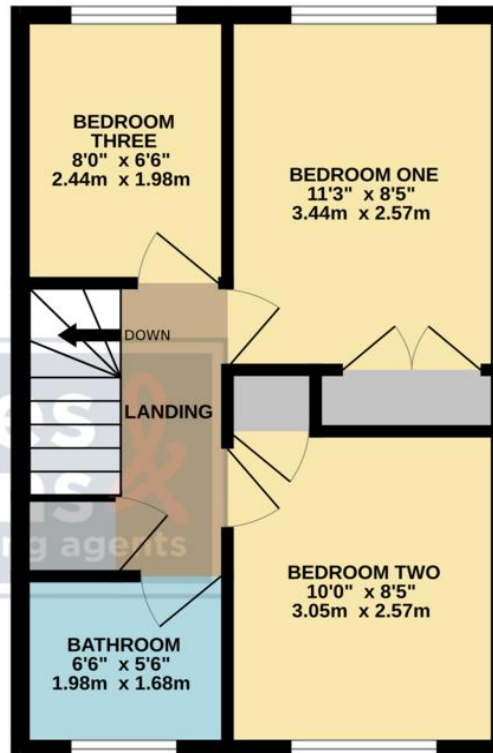
GARAGE



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 789 sq.ft. (73.3 sq.m.) approx.

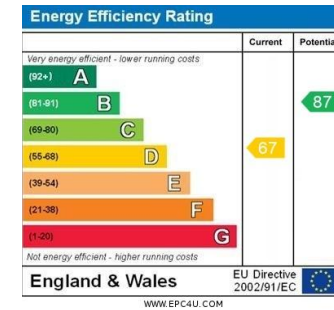
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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.

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