

GUIDE PRICE

**£325,000**

**27 Staunton Road**

Havant, PO9 1NH

## PROPERTY SUMMARY

Offered with No Forward Chain, this three bedroom semi detached house boasts huge potential for modernisation. Situated close to Bedhampton Train Station, as well as Havant Town Centre with its plethora of amenities including the mainline Havant Train Station, bus station and a range of shops and eateries. Externally benefitting from a driveway and garage, front patio garden and side access to an enclosed rear garden with potential to extend the living accommodation (subject to the usual permissions). The spacious accommodation comprises hallway, open plan lounge/diner, fitted kitchen that leads to the outside WC and shed. The first floor landing leads to the family bathroom suite and three well proportioned bedrooms. An internal viewing is essential to appreciate the scope of modernisation and enhancement to transform this lovely family home, contact us today to arrange your appointment.





## **HALLWAY**

**LOUNGE** 13' 7" x 12' 1" (4.14m x 3.68m)

**DINING ROOM** 10' 3" x 9' 2" (3.12m x 2.79m)

**KITCHEN** 10' x 9' 6" (3.05m x 2.9m)

**WC**

**SHED**

## **LANDING**

**BEDROOM ONE** 12' x 11' 7" (3.66m x 3.53m)

**BEDROOM TWO** 12' 1" x 11' 5" (3.68m x 3.48m)

**BEDROOM THREE** 8' 2" x 7' 2" (2.49m x 2.18m)

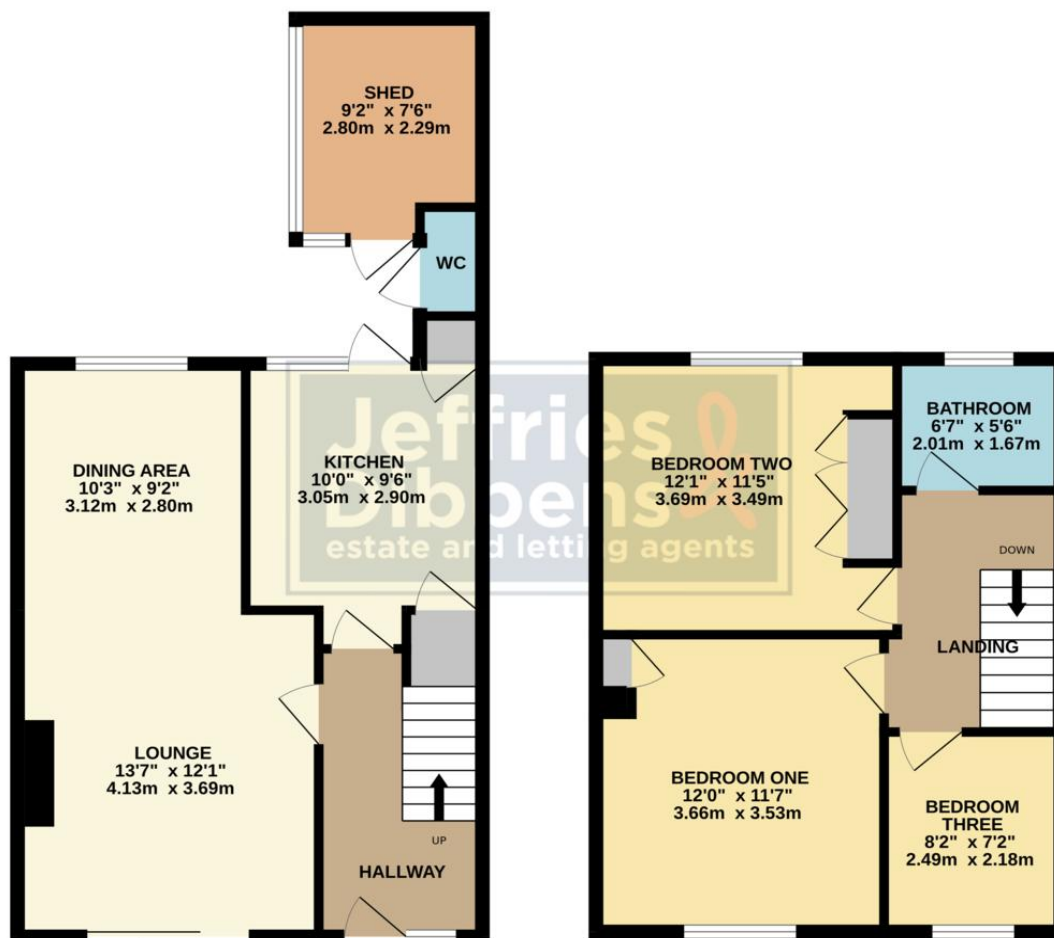
**BATHROOM** 6' 7" x 5' 6" (2.01m x 1.68m)

**GARAGE**



GROUND FLOOR  
522 sq.ft. (48.5 sq.m.) approx.

1ST FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 966 sq.ft. (89.8 sq.m.) approx.

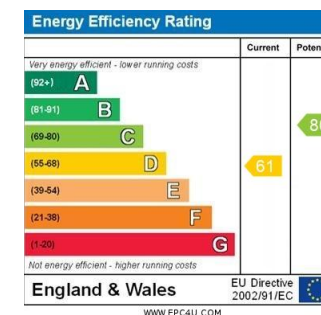
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**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  
Dibbens**  
estate and letting agents

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