

£225,000

6 Empire Court, East Street

Havant, PO9 1EL

PROPERTY SUMMARY

Located in the heart of Havant Town Centre, this beautifully presented apartment benefits from an allocated parking space and visitor spaces. Only a short walk from the mainline Havant Train Station as well as the plethora of amenities, this highly regarded block has a Share of Freehold and gives you access to 'The Gazebo Garden' which is run by a local charity. This first floor apartment offers ready to move in accommodation comprising two double bedrooms, a modern fitted kitchen, lounge/diner and a stylish bathroom suite and is very well decorated. An internal viewing is essential to truly appreciate the quality and location of this wonderful apartment, contact us today to arrange your viewing.

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ENTRANCE

HALLWAY

KITCHEN 11' 9" x 7' (3.58m x 2.13m)

LOUNGE/DINER 13' 7" x 11' 6" (4.14m x 3.51m)

BEDROOM ONE 12' 6" x 9' 3" (3.81m x 2.82m)

BEDROOM TWO 9' 3" x 9' 3" (2.82m x 2.82m)

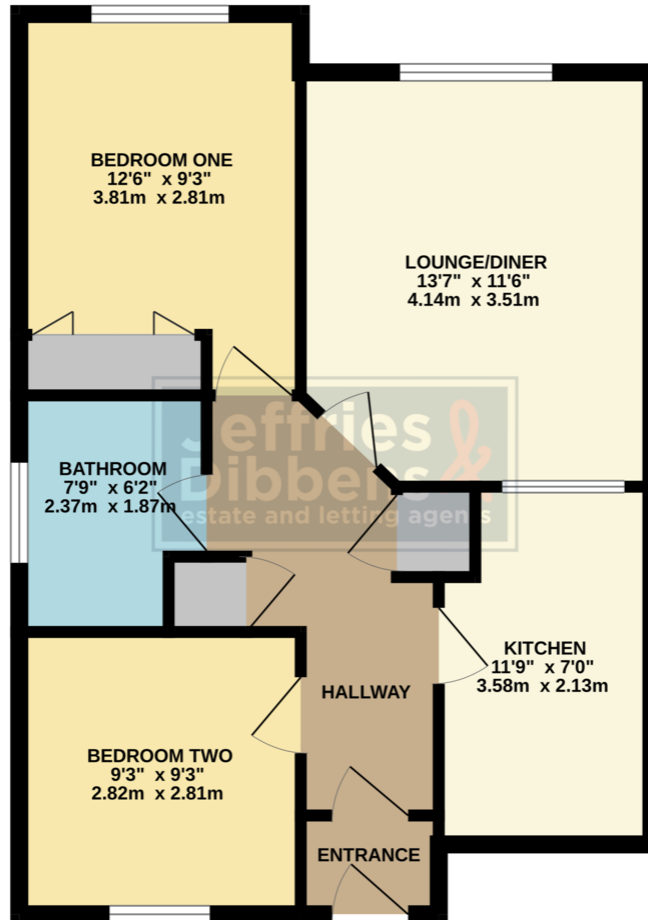
BATHROOM 7' 9" x 6' 2" (2.36m x 1.88m)

AGENTS NOTE

We understand this is being sold with a Share of Freehold, so has no ground rent, there are 93 years remaining on the lease, and current service charge is £1641.56/year



FIRST FLOOR
574 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA: 574 sq.ft. (53.4 sq.m.) approx.

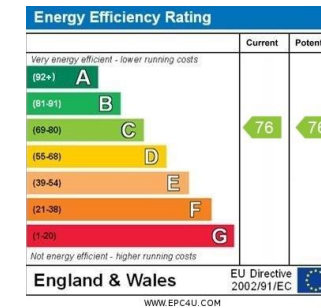
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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