

OFFERS OVER

£300,000

27 South Downs Rise

Bedhampton, PO9 3EX

PROPERTY SUMMARY

This attractive two double bedroom, mid terraced house, built by Messrs Crayfern Homes c. 2015, is pleasantly situated in a small cul de sac, in this well regarded modern development. The property offers well presented and contemporary living accommodation, in our opinion, which includes a lovely fitted kitchen/breakfast room, a good sized light and airy lounge with patio doors to the rear garden and a downstairs W.C. Upstairs there are two well proportioned bedrooms with master en-suite and a family bathroom. Outside the private driveway provides space for two cars. Contact Jeffries to arrange an internal inspection at your soonest convenience.

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ENTRANCE HALL

WC

KITCHEN/DINER 13' 5" x 7' 6" (4.09m x 2.29m)

LOUNGE 14' 8" x 12' 2" (4.47m x 3.71m)

LANDING

BEDROOM ONE 11' 1" x 8' 3" (3.38m x 2.51m)

EN-SUITE

BEDROOM TWO 12' 4" x 8' 4" (3.76m x 2.54m)

BATHROOM

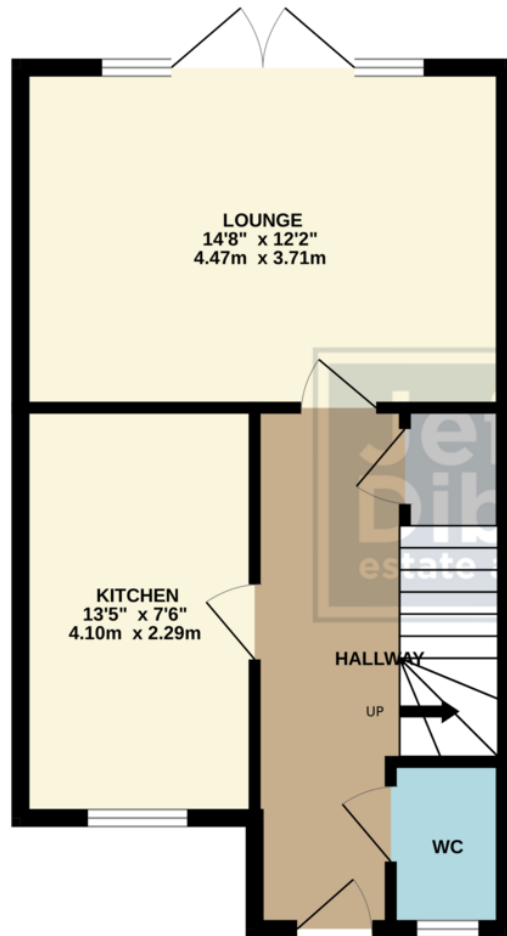
REAR GARDEN

AGENTS NOTE

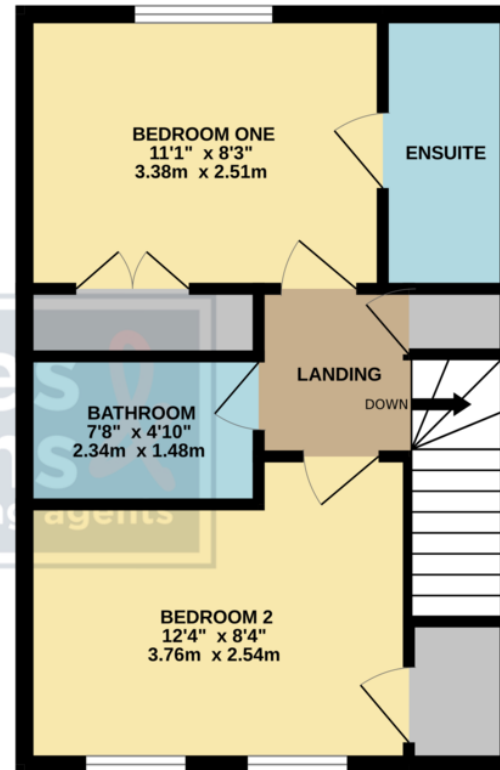
Estate Charges of approx. £275 p/a



GROUND FLOOR



1ST FLOOR



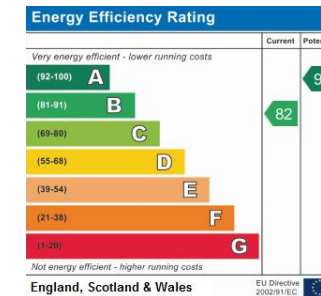
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**Jeffries
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