

£310,000
45 Monterey Drive
Havant, PO9 5TQ

PROPERTY SUMMARY

Benefitting from ample off road parking, this three bedroom semi detached house, located in this popular residential development to the north of the town centre, would make a lovely family home. The accommodation comprises entrance hall, lounge, separate dining room with arch to the kitchen and conservatory. Upstairs the landing leads to the main bedroom with built in wardrobes, an additional double bedroom, a single bedroom/study and a wet room. Outside there is parking to the front and side for multiple vehicles and to the rear is a lovely private rear garden. Contact us today to arrange your viewing.

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ENTRANCE HALL

LOUNGE 15' 2" x 12' 9" (4.62m x 3.89m)

DINING ROOM 8' 8" x 7' 6" (2.64m x 2.29m)

KITCHEN 8' 8" x 8' 4" (2.64m x 2.54m)

CONSERVATORY

LANDING

BATHROOM 6' 11" x 6' 9" (2.11m x 2.06m)

BEDROOM ONE 12' 3" x 9' 1" (3.73m x 2.77m)

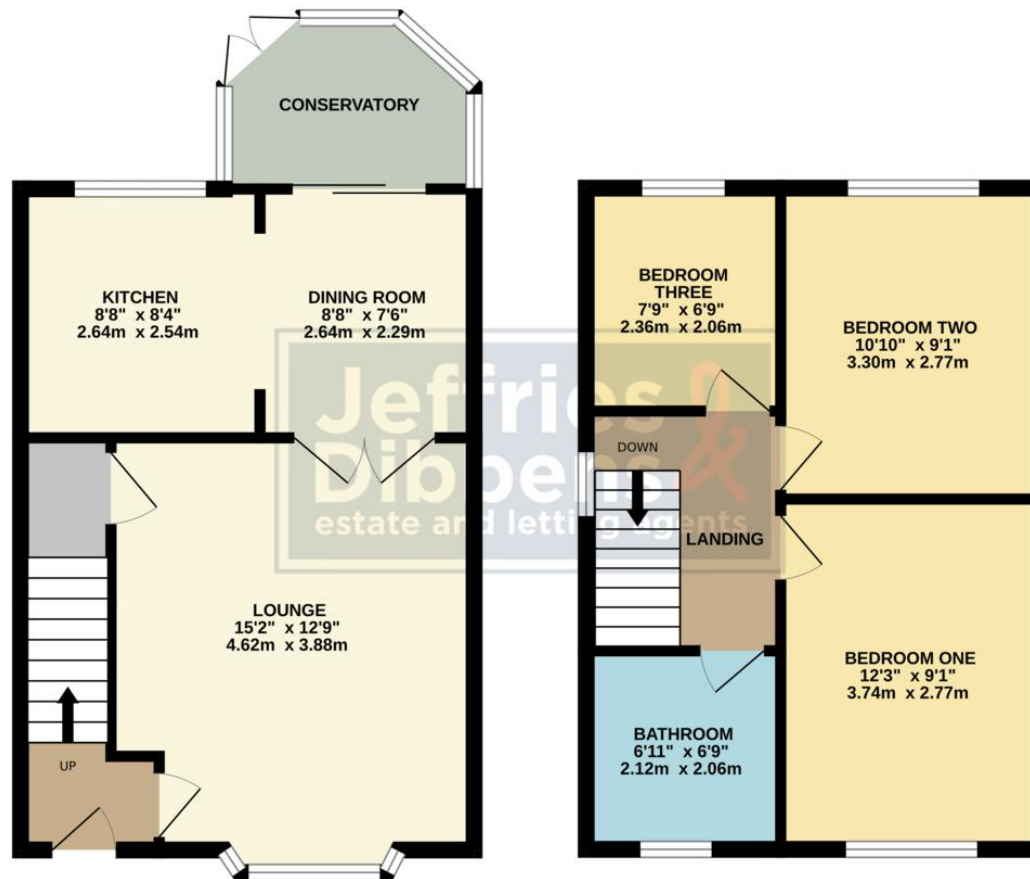
BEDROOM TWO 10' 10" x 9' 1" (3.3m x 2.77m)

BEDROOM THREE 7' 9" x 6' 9" (2.36m x 2.06m)



GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.

1ST FLOOR
369 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 788 sq.ft. (73.2 sq.m.) approx.

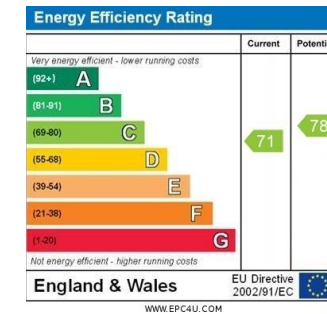
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix 5/2025

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

OFFICE ADDRESS
13 North Street, Havant,
Hampshire, PO9 1PW

CONTACT
023 9247 4737
havant@jeffries.co.uk
www.jdea.co.uk