

**£280,000**  
**53 Park Way**  
Havant, PO9 1HH

## PROPERTY SUMMARY

Located only a short walk from Havant Town Centre with its ample amenities and transport links, this lovely two bedroom end terraced house is offered with No Forward Chain. The well presented accommodation comprises hallway, fitted kitchen/diner and spacious lounge with the first floor landing leading to a bathroom suite and two well proportioned bedrooms. The front garden offers potential to create off road parking (subject to the usual permissions) and there is side access to the well tended south facing garden. This property must be viewed to truly appreciate the space and scope for modernisation offered by this wonderful home. Contact us today to arrange your internal viewing to avoid missing out.

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## **HALLWAY**

**KITCHEN/DINER 16' 11" x 10' 3" (5.16m x 3.12m)**

**LOUNGE 16' 5" x 11' 5" (5m x 3.48m)**

## **LANDING**

**BEDROOM ONE 14' 4" x 10' 6" (4.37m x 3.2m)**

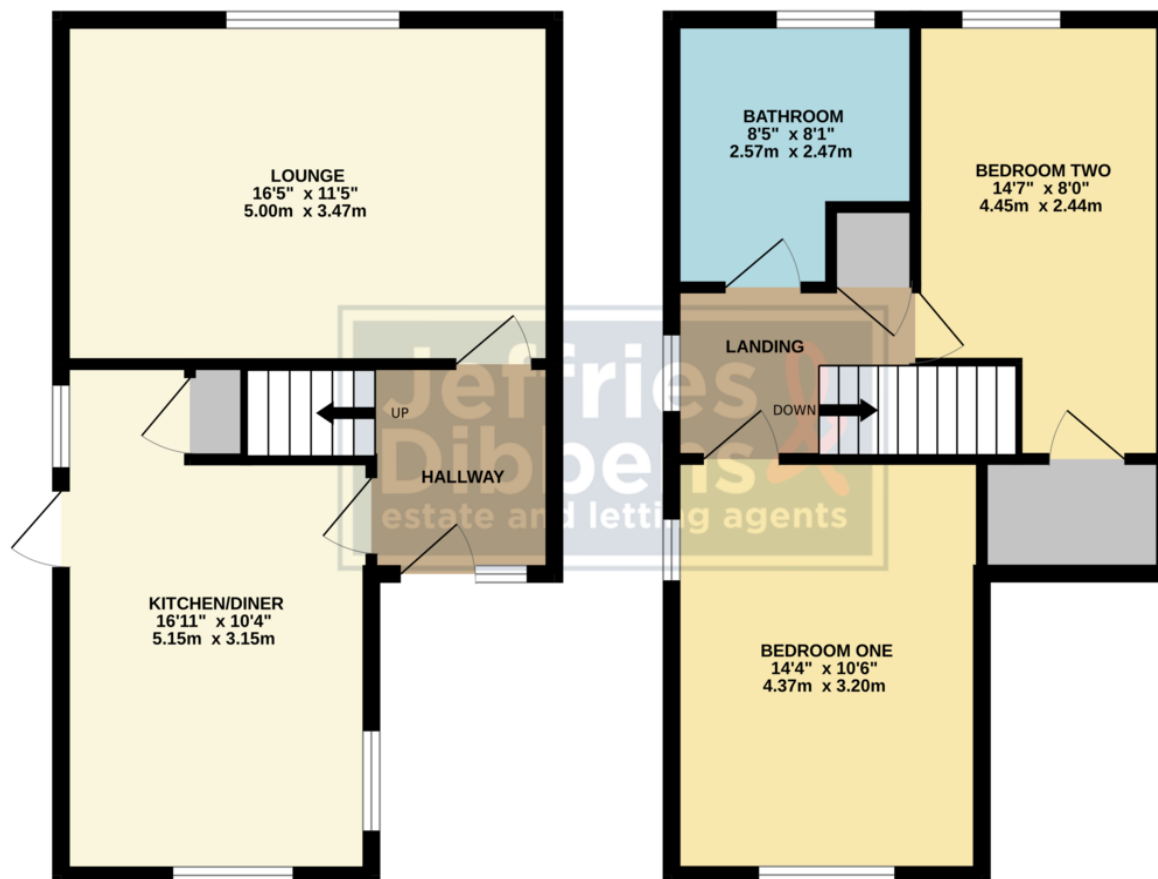
**BEDROOM TWO 14' 7" x 8' 0" (4.44m x 2.44m)**

**BATHROOM 8' 5" x 8' 1" (2.57m x 2.46m)**



GROUND FLOOR  
415 sq.ft. (38.6 sq.m.) approx.

1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 785 sq.ft. (72.9 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.

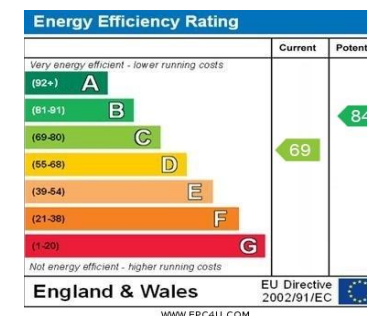
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**LOCAL AUTHORITY**  
Havant Borough Council

**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.

**Jeffries  
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