

£400,000
17 Turret Avenue
Warblington, PO9 2GN

PROPERTY SUMMARY

Built by Messrs. Persimmon House around 2022, this well-placed and charming three-bedroom detached home is situated in the highly regarded area of Warblington in Havant. The modern layout includes a spacious lounge with patio doors opening onto a picturesque, low-maintenance rear garden. It also features a stylish fitted kitchen/diner with integrated appliances, a downstairs cloakroom, and a separate utility room. Upstairs, there are three generously sized bedrooms, with the master bedroom offering en-suite facilities, along with a contemporary bathroom suite. Outside, you'll find an enclosed rear garden, a garage, and a driveway. The property is conveniently located near Havant town (1.1 miles) and the scenic harbourside village of Emsworth (less than 1.7 miles). Act quickly, as early interest is anticipated!

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The sellers of this property (part exchange company) are able to offer up to £2,000 towards the buyer's legal fees subject to terms and conditions (T&C's are subject to the buyer their recommended solicitors)

HALLWAY

LOUNGE 18' x 10' 5" (5.49m x 3.18m)

KITCHEN/DINER 18' x 9' 8" (5.49m x 2.95m)

UTILITY ROOM

WC

LANDING

BEDROOM ONE 18' x 10' 5" (5.49m x 3.18m)

ENSUITE

BEDROOM TWO 10' 6" x 9' 8" (3.2m x 2.95m)

BEDROOM THREE 9' 8" x 7' 7" (2.95m x 2.31m)

BATHROOM

GARAGE



GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.

1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 956 sq.ft. (88.8 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.

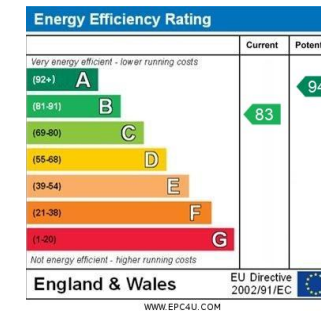
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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band 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
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