

**£425,000**  
**10 Camelia Close**  
Denvilles, PO9 2FQ



## PROPERTY SUMMARY

Ideal family home, this beautifully presented extended family home features a wonderful open plan kitchen/dining/living room with large sky lantern. Externally, off road parking is offered via the front driveway and garage, there is also a well tended South facing rear garden. The immaculate internal accommodation comprises ground floor WC, stylish lounge, contemporary open plan kitchen/dining/living area with a utility room and double doors opening on to the garden. The first floor landing leads to the family bathroom suite and three well proportioned bedrooms with built in wardrobes to bedrooms one and two. Located in this highly sought after area in Denvilles close to local amenities and transport links, we strongly feel this will make a lovely family home. Contact us today to arrange your internal viewing to truly appreciate the quality of accommodation on offer.





**HALLWAY**

**WC**

**LOUNGE** 15' 2" x 11' 9" (4.62m x 3.58m)

**KITCHEN/DINING/LIVING ROOM** 21' 2" x 20'  
(6.45m x 6.1m)

**UTILITY ROOM**

**LANDING**

**BEDROOM ONE** 12' 2" x 8' 2" (3.71m x 2.49m)

**BEDROOM TWO** 9' x 8' 6" (2.74m x 2.59m)

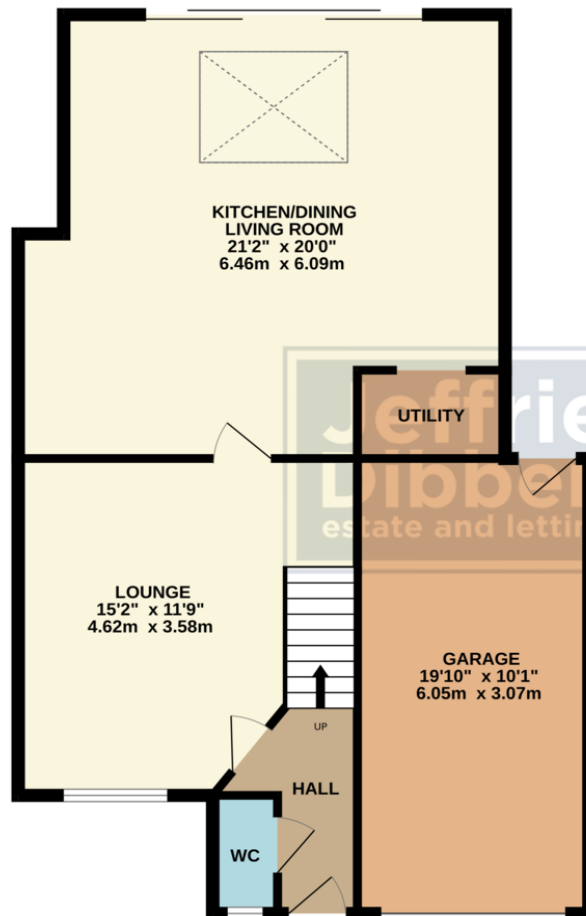
**BEDROOM THREE** 9' 1" x 6' 6" (2.77m x 1.98m)

**BATHROOM**

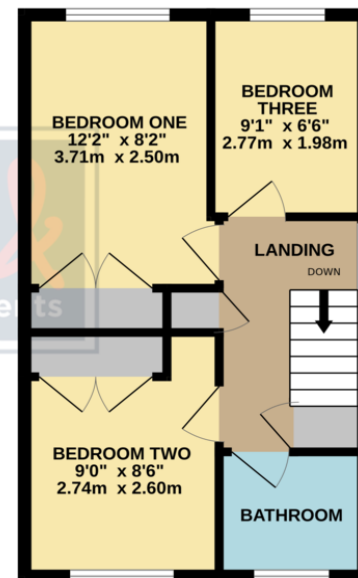
**GARAGE** 19' 10" x 10' 1" (6.05m x 3.07m)



GROUND FLOOR  
867 sq.ft. (80.6 sq.m.) approx.



1ST FLOOR  
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 1240 sq.ft. (115.2 sq.m.) approx.

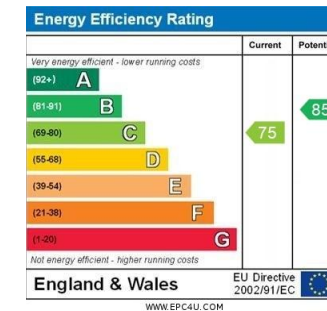
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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