



**£300,000**  
**9 Homewell**  
Havant, PO9 1EE



## PROPERTY SUMMARY

This wonderfully characterful period terraced home is ideally located only yards from the amenities of Havant Town Centre, including Waitrose, coffee shops and a mainline railway station with London Waterloo being only 80 mins away!! The property itself benefits from a wealth of character features, an extended fitted kitchen with skylight, two reception rooms, ground floor cloakroom, two double bedrooms, one of which provides access to the a spacious luxury bathroom suite with freestanding bath tub and separate shower cubicle. There is also a cottage garden with rear pedestrian access. Viewing essential!





**LOUNGE** 11' 7" x 10' 10" (3.53m x 3.3m)

**DINING ROOM** 12' x 11' 7" (3.66m x 3.53m)

**KITCHEN** 16' 10" x 6' 11" (5.13m x 2.11m)

**WC**

**LANDING**

**BEDROOM ONE** 11' 7" x 10' 10" (3.53m x 3.3m)

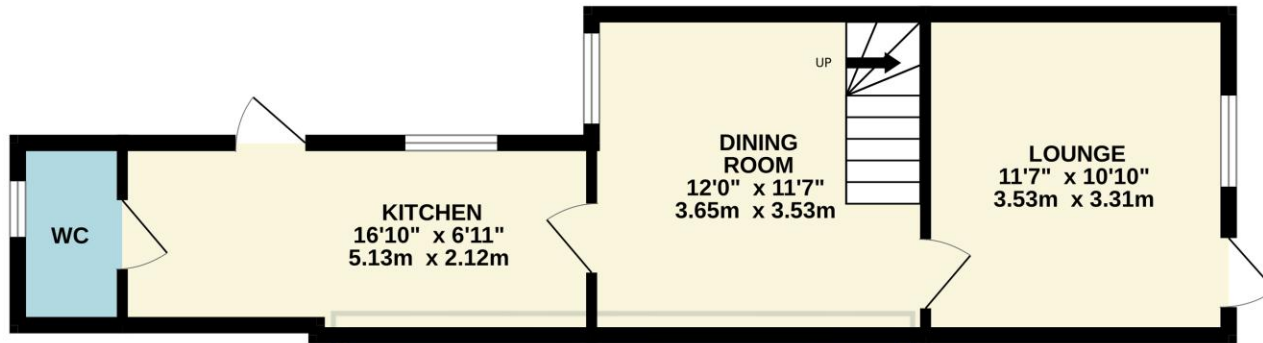
**BEDROOM TWO** 11' 7" x 9' 8" (3.53m x 2.95m)

**BATHROOM** 9' 10" x 6' 11" (3m x 2.11m)

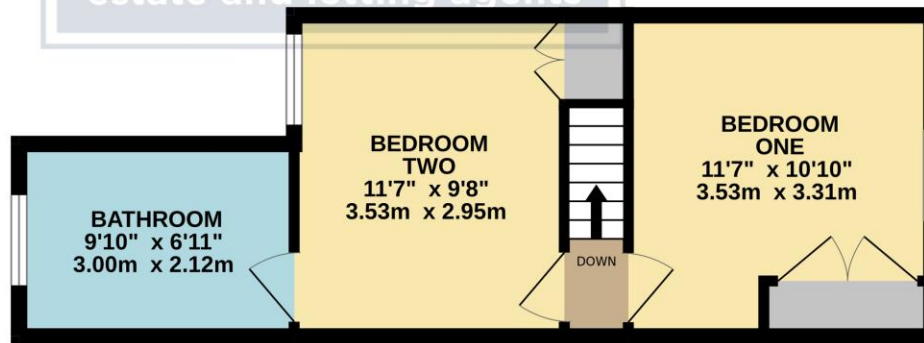
**SUMMER HOUSE**



GROUND FLOOR  
403 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR  
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.4 sq.m.) approx.

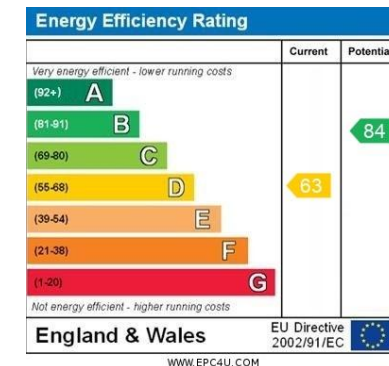
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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