

**£149,995**  
**24 The Parchment**  
Havant, PO9 1HD



## PROPERTY SUMMARY

Offered with No Forward Chain, this one bedroom apartment is located in a small, prestigious, award winning development built c.1986, and only a short walk to the plentiful amenities of Havant Town Centre, including a Waitrose store, numerous eateries and coffee shops. Benefitting from an owned and allocated parking space, this first floor apartment has a private porch, hallway, double bedroom with built in wardrobes, bathroom suite and an open plan lounge/diner and fitted kitchen. An internal viewing is essential to truly appreciate the size of accommodation and potential for modernisation offered, contact us today to arrange your viewing.

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## **HALLWAY**

**BEDROOM** 13' 4" x 8' 4" (4.06m x 2.54m)

**BATHROOM** 7' 4" x 5' 9" (2.24m x 1.75m)

**LOUNGE/DINER** 15' 4" x 10' 10" (4.67m x 3.3m)

**KITCHEN** 7' 4" x 6' (2.24m x 1.83m)

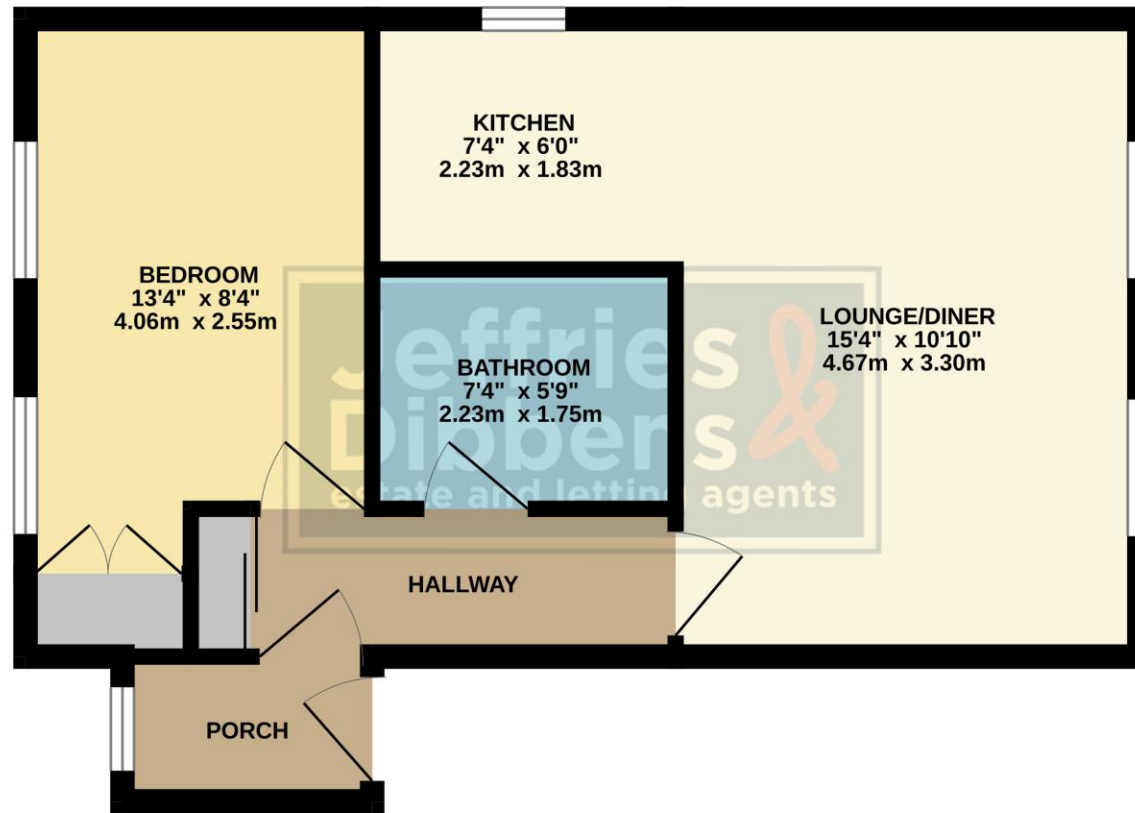
## **ALLOCATED PARKING SPACE**

### **AGENTS NOTE**

We understand the property comes with a Share of Freehold and 959 years remaining on the lease, the current service charge is £1000/year



FIRST FLOOR  
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 432 sq.ft. (40.2 sq.m.) approx.

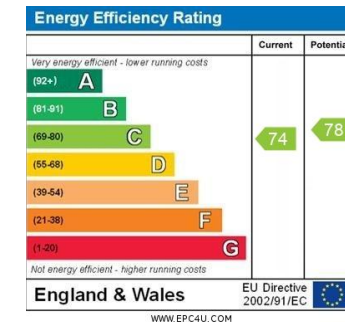
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**COUNCIL TAX BAND**  
Band B

**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