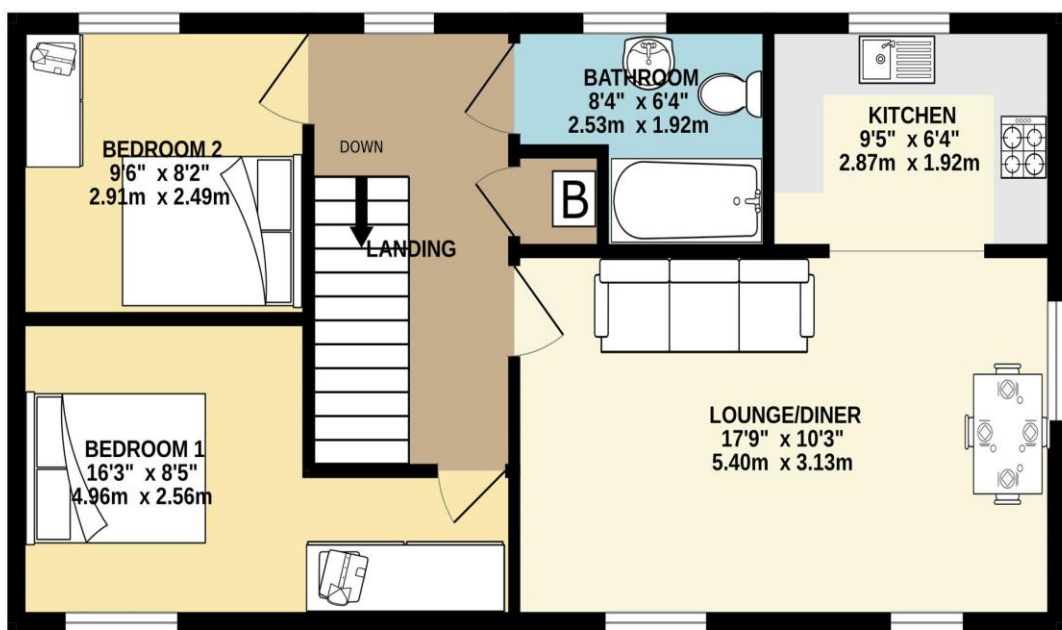
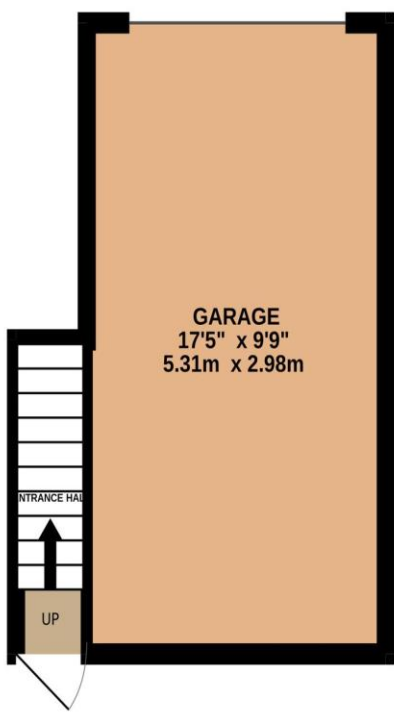




GROUND FLOOR
190 sq.ft. (17.7 sq.m.) approx.

1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (70.0 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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Wainwright Estates

10 The Precinct, London Road
Waterlooville, Hampshire PO7 7DT

Tel: 02392 264500

Email: sales@wainwrightestates.co.uk
www.wainwrightestates.co.uk

53 Little Hackets

Havant, Hampshire PO9 5AU

Offers in Excess of: £205,000

DESCRIPTION

Highly sought after and rarely available, this well presented TWO DOUBLE Bedroom coach house is located within a small development in Leigh Park, Havant. This FREEHOLD property has been redecorated by the current owners and offers spacious accommodation comprising of a fitted kitchen opening out into your dual aspect lounge. There are two double bedrooms and a generous sized bathroom. The property also has the added bonus of an accessible loft space for additional storage. Additional benefits come in the form of double glazing, gas central heating (with HIVE system) your own private front door and a garage with power & lighting. An internal viewing is highly recommended for this property and would ideally suit a first time buyer or potential investment opportunity.

ACCOMMODATION

PRIVATE ENTRANCE

Stairs leading to first floor.

FIRST FLOOR

LOUNGE/DINER: 17' 9" x 10' 3" (5.41m x 3.12m)

KITCHEN: 8' 7" x 6' 4" (2.61m x 1.93m)

BEDROOM 1: 16' 3" Narrowing to 9'7" x 8' 5" Narrowing to 4'4" (4.95m x 2.56m)

BEDROOM 2: 9' 7" x 8' 2" (2.92m x 2.49m)

BATHROOM: 8' 4" x 6' 4" (2.54m x 1.93m)



OUTSIDE

GARAGE: 17' 5" x 9' 9" (5.30m x 2.97m)

Power & Light.

ESTATE FEE

Approximately £22 per month.

COUNCIL TAX

Havant Borough Council band A

TENURE

Freehold

