

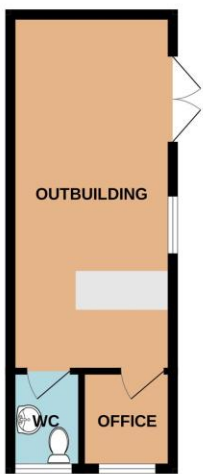


WAINWRIGHT  
ESTATES

OUTSIDE

GROUND FLOOR

1ST FLOOR



Energy performance certificate (EPC)

44 New Road HAWANT PO9 1DE	Energy rating <b>C</b>	Valid until: 17 February 2035
		Certificate number: 0380-2213-9420-2995-6671

Property type  
Semi-detached house

Total floor area  
121 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

**Energy rating and score**

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.**

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	93 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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44 New Road  
Havant PO9 1DE

Price: £450,000

DESCRIPTION

Wainwright Estates are pleased to offer for sale this beautifully presented three double bedroom semi detached chalet bungalow, offering spacious and versatile accommodation with a generous sized South facing rear garden measuring 151' x 31' and a detached brick built garden room with home office and cloakroom. The entrance porch has a front door with double glazed segment and glazed door opening onto the hallway, with staircase leading to the first floor and built in storage cupboard housing a gas boiler and useful storage space. The bright and spacious open plan kitchen/dining room features a skylight and bifold double glazed doors opening onto the rear garden. The kitchen is fitted with an attractive range of drawer and cupboard base units, with matching wall cupboards, working surfaces with tiled surrounds and built in appliances including fridge, freezer, two ovens, a five burner gas hob, washing machine, tumble dryer, dishwasher and microwave. There is also a Peninsula breakfast bar has built in units below a worktop surface. Sliding glazed doors open into the sitting room with a wood burning stove and built-in storage cupboards to either side of the chimney breast. On the ground floor there are two double bedrooms and a luxury bathroom fitted with a shower cubicle, roll top bath, wash basin and WC within a vanity unit having storage cupboards and storage cupboards above and tiled surrounds. On the first floor there is another double bedroom with aspect over the rear garden, an air-conditioning unit and a door onto the dressing room fitted with shelving and hanging units. On the opposite side of the landing there is a shower room with a walk-in shower, WC and wash hand basin and double doors opening onto the useful under eaves storage area. Outside The driveway to the front of the property offers parking for several vehicles, a side pedestrian gate leads onto the south facing rear garden measuring 151' x 31' having a composite decking area with glazed screens and step leading down to the lawned garden area. There is an outside tap and electric point and a brick built detached garden room which has double glazing, power and light, with a cloakroom having WC and wash basin and a door which opens into the home office area.

ACCOMMODATION

KITCHEN DINER: 16' 3" x 20' 0" (4.95m x 6.09m)



LOUNGE: 13' 2" x 11' 9" (4.01m x 3.58m)

BATHROOM: 10' 3" x 6' 2" (3.12m x 1.88m)

BEDROOM 2: 12' 0" x 11' 7" (3.65m x 3.53m)

BEDROOM 3: 11' 8" x 9' 8" (3.55m x 2.94m)

FIRST FLOOR

BEDROOM 1: 13' 9" x 9' 6" (4.19m x 2.89m)

DRESSING ROOM: 8' 2" x 6' 0" (2.49m x 1.83m)

ENSUITE: 16' 3" x 6' 4" (4.95m x 1.93m)

OUTSIDE

Rear Garden with Outbuilding comprising of:

BAR: 20' 7" x 9' 6" (6.27m x 2.89m)

OFFICE: 5' 6" x 5' 2" (1.68m x 1.57m)

WC: 2' 8" x 5' 2" (0.81m x 1.57m)

