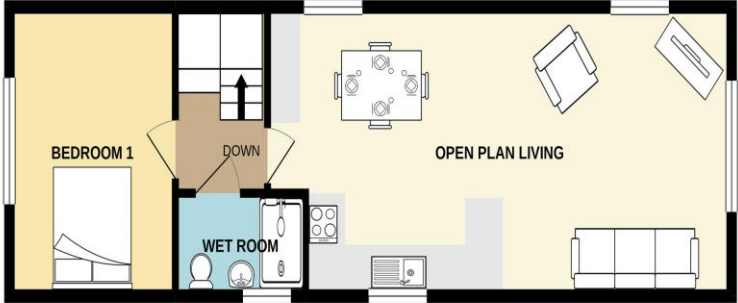




FIRST FLOOR

SECOND FLOOR



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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Energy performance certificate (EPC)

Flat 3 98 Berdhampton Road HAVANT PO9 3EZ	Energy rating C	Valid until:	7 March 2027
		Certificate number:	8100-7425-2029-2707-7733

Property type	Top-floor flat
Total floor area	70 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 C.

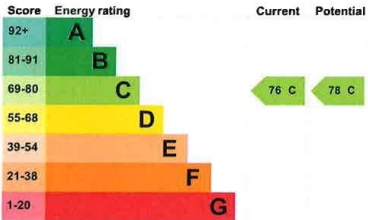
[See how to improve this property's energy efficiency.](#)

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



Flat 3, 98 Bedhampton Road

Bedhampton, Havant PO9 3EZ

Offers Over: £225,000

DESCRIPTION

This immaculately presented and quite unique, TWO Bedroom, split level apartment can be found in the ever popular residential area of Bedhampton on the outskirts of Havant. The property was converted around seven years ago into just three flats. Internally the property boasts an extremely social open plan Modern fitted kitchen/diner which opens out to your living area, the kitchen offers an intergrated slimline dishwasher, fridge and freezer, plus there's space for a washing machine. There are also two well proportioned bedrooms and a wet room. Additional benefits come in the form of two allocated parking spaces, private outside storage shed, double glazing, gas central heating and the property is being offered with no forward chain. On leaving the property you are ideally situated to explore the local shops on your doorstep or take the the short stroll to Bidbury Mead to enjoy watching a game of cricket or explore further and enjoy the quaintness of Old Bedhampton. There are two train stations within walking distance, Bedhampton and the mainline train station at Havant as well as bus routes and the commuter links to the A3 and beyond. Internal viewing highly recommended.

ACCOMMODATION

COMMUNAL ENTRANCE
Via security entry system.

FIRST FLOOR FLAT

ENTRANCE HALL

BEDROOM 2 11' 9" x 8' 9" (3.58m x 2.66m)

SECOND FLOOR

OPEN PLAN LIVING 26' 5" x 12' 5" (8.05m x 3.78m)



BEDROOM 1 12' 5" x 9' 4" (3.78m x 2.84m)

WET ROOM 7' 6" x 4' 3" (2.28m x 1.29m)

OUTSIDE

ALLOCATED PARKING FOR TWO VEHICLES

PRIVATE STORAGE SHED 6' 7" x 4' 5" (2.01m x 1.35m)

LEASE DETAILS

117 years remaining on lease.
Maintenance Approximately: £410 per year
Ground Rent: £50 per year

COUNCIL TAX - HAVANT BOROUGH COUNCIL BAND A

