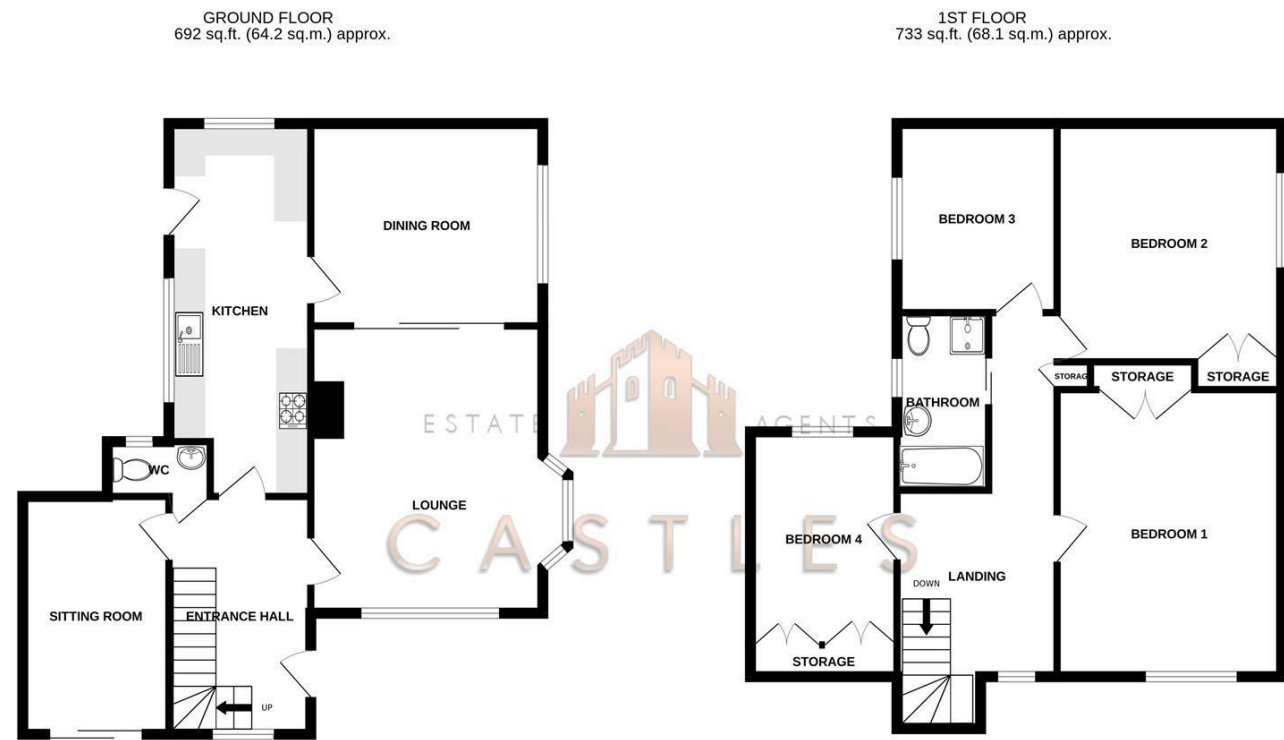


Floor Plan



TOTAL FLOOR AREA: 1424 sq.ft. (132.3 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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**77 Havant Road**  
**Portsmouth, PO6 2JD**

We are pleased to welcome to the market this four bedroom semi detached property situated on a corner plot with garage and off road parking in the popular location of Havant Road, Drayton.

The home is well presented throughout but does need a little updating in areas.

The ground floor consists of an open plan lounge diner, generous size kitchen, sitting room (which could also be used as a fifth bedroom if required) and a downstairs w/c.

Moving up to the first floor there are four bedrooms, all of which are capable of a double bed. Three of those four bedrooms have built in storage space. A family four piece bathroom completes the first floor accommodation.

Externally there is a driveway and garage to the rear. The garden wraps around the property and high hedges along the boarder of Havant Road provide plenty of privacy. The front and side gardens are south facing also so plenty of sunshine. To the rear there is access to storage, workshop and garage.

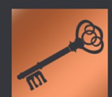
For more information or to arrange a viewing please call Castles today.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating   |                         | Environmental Impact (CO <sub>2</sub> ) Rating   |                         |
|--|-------------------------|--|-------------------------|
| Current  | Potential               | Current  | Potential               |
| Very energy efficient - lower running costs<br>(92 plus) <b>A</b><br>(81-91) |                         | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(20 plus) <b>A</b><br>(10-15) |                         |
| (69-80) <b>B</b>   |                         | (16-19) <b>B</b>   |                         |
| (55-68) <b>C</b>   |                         | (12-15) <b>C</b>   |                         |
| (39-54) <b>D</b>   |                         | (8-11) <b>D</b>  |                         |
| (29-38) <b>E</b>   |                         | (4-7) <b>E</b>   |                         |
| (21-28) <b>F</b>   |                         | (1-3) <b>F</b>   |                         |
| (1-20) <b>G</b>  |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions<br>(0-2) <b>G</b>                |                         |
| Not energy efficient - higher running costs                                  |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions                                  |                         |
| <b>England &amp; Wales</b>   | EU Directive 2002/91/EC | <b>England &amp; Wales</b>   | EU Directive 2002/91/EC |

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



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PORTCHESTER  
PO16 9QD



02394318899



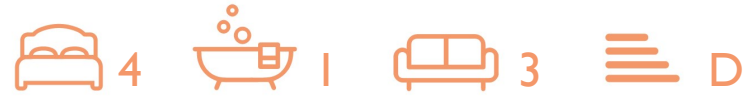
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Offers over £480,000

# 77 Havant Road

Portsmouth, PO6 2JD



- CORNER PLOT
- GARAGE
- CLOSE TO LOCAL SHOPS
- DRAYTON LOCATION
- FOUR/FIVE BEDROOMS
- OFF ROAD PARKING
- CLOSE TO TRANSPORT LINKS
- IN NEED OF A LITTLE UPDATING

**LOUNGE**  
12'5" x 15'5" (3.8 x 4.7)

**SITTING ROOM**  
7'10" x 12'9" (2.4 x 3.9)

**DINER**  
12'5" x 10'9" (3.8 x 3.3)

**KITCHEN**  
7'6" x 20'0" (2.3 x 6.1)

**W/C**  
5'6" x 2'11" (1.7 x 0.9)

**BATHROOM**  
4'11" x 9'6" (1.5 x 2.9)

**BEDROOM 1**  
12'1" x 15'5" (3.7 x 4.7)

**BEDROOM 2**  
11'5" x 12'9" (3.5 x 3.9)

**BEDROOM 3**  
8'6" x 10'2" (2.6 x 3.1)

**BEDROOM 4**  
7'10" x 11'5" (2.4 x 3.5)

**Financial Services**  
If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

**Solicitors**  
If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the

direction of some local, well recommended companies that would be happy to help and provide you with a quote.

**Anti Money Laundering**  
Castles Estate Agents have a legal obligation to complete anti-money laundering checks. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

