



11 Springwell, Havant

Guide Price £295,000 Freehold

11 Springwell

Havant

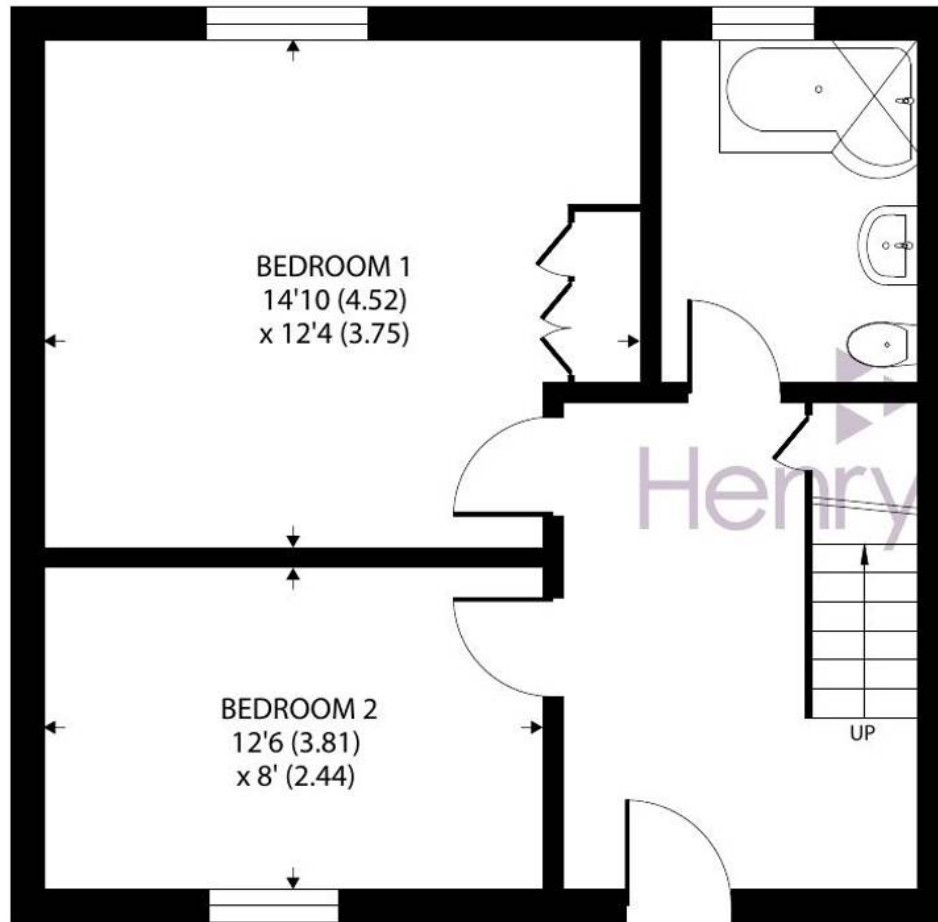
Nestled within a serene gated community, this charming two-bedroom Grade II listed mews style home epitomises contemporary living in a peaceful setting. The property exudes character and charm, charming residents with its unique appeal and tranquil atmosphere.

Upon entering, residents are greeted by a light and spacious entrance hall that sets the tone for the rest of the home. The accommodation is intelligently split over two well-appointed floors, offering a comfortable layout that enhances both privacy and functionality. The residence boasts two generously sized bedrooms, providing ample space for relaxation and personalisation. A stylish bathroom elevates the living experience, featuring modern fixtures and tasteful finishes that cater to discerning tastes.

The heart of the home lies in the stunning open plan modern fitted kitchen, dining, and sitting area. This inviting space is a hub for social gatherings and everyday living, with its seamless flow and abundant natural light creating a warm and welcoming ambience. The kitchen is a chef's delight, boasting built in appliances, stylish fitted units, and ample counter space for culinary pursuits. Convenience is a priority, with the property offering allocated parking for residents, ensuring secure and hassle-free access to their home at all times. The absence of a forward chain further streamlines the buying process, allowing for a smooth and efficient transition for prospective owners.







GROUND FLOOR



FIRST FLOOR

11 Springwell

Approximate Area = 918 sq ft / 85.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 1312578

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History

Springwell Havant is the site of an ancient parchment and leather works that operated from before the time of the Magna Carta in 1215 until 1936, it is said to have produced the parchment for the Versailles treaty, as well as produced gloves for the Queen and Queen Mother. Its rich history in craft can be attributed to the natural spring which sits alongside the converted homes and gives the development its name.

Havant is a thriving Hampshire market town near the coast. Much of the centre is a conservation area characterised by fine Georgian buildings. It offers a blend of specialist retailers and high street names as well as a twice weekly market. There is a good selection of pubs and restaurants and excellent transport links including rail connections to London, Portsmouth and Brighton. Springwell is less than 100 metres from the heart of the town and its amenities, yet minutes away from Langstone Harbour and Hayling Island with its wild natural landscape of unspoiled beaches and waterside walks.

Council Tax band: D

EPC Energy Efficiency Rating: D

Management fee £500 per annum-Paid until 28th Feb 2026





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.