



22 Fourth Avenue, Havant

Guide Price £695,000 Freehold



22 Fourth Avenue

Havant

- Charming Five Bedroom Detached Character Property
- Three Reception Rooms
- Versatile & Spacious Accommodation
- Modern Fitted Kitchen With Integrated Appliances
- Utility/Hobby Room & Downstairs Family Shower Room
- Bedroom One With Fitted Wardrobes and Stylish En Suite Bathroom
- Four Additional Bedrooms
- Beautiful Landscaped Garden With Seating Areas
- Driveway Providing Ample Parking
- Upstairs Cloakroom with Airing Cupboard

Nestled within a sought-after neighbourhood, this charming five bedroom detached character property offers a blend of elegance and functionality. Upon entering, you are greeted by a warm ambience that flows throughout the three reception rooms including a light & airy sitting room with log burner, providing ample space for relaxation or entertainment. The modern fitted kitchen features integrated appliances, while a utility/hobby room offers versatile use and stylish downstairs family shower room with walk-in shower offers convenience and practicality. There are also two spacious bedrooms or additional reception rooms located on the ground floor. Ascend the stairs to find bedroom one boasting fitted wardrobes and an en suite bathroom complemented by two additional bedrooms, one with access to a large eaves storage area, perfect for a growing family. A cloakroom completes the upstairs living quarters and also benefits from an airing cupboard ensuring comfort and luxury.









Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR

Fourth Avenue, Havant, PO9

Approximate Area = 1893 sq ft / 175.8 sq m

Limited Use Area(s) = 33 sq ft / 3.1 sq m

Total = 1926 sq ft / 178.9 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). © n1checom 2025.
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Outside, the property shines with its private garden, laid to lawn with various fruit trees and featuring a secluded decked seating area, perfect for entertaining and where you can unwind amidst nature's tranquillity. There is a workshop with power connected and a storage shed. The driveway, thoughtfully designed to provide ample parking space, ensures convenience for residents and guests alike. This outdoor space offers a perfect balance of aesthetics and functionality, making it ideal for hosting gatherings or enjoying peaceful moments alone. Whether you're a family looking for a comfortable haven or a couple seeking a stylish retreat, this property's outside space caters to a variety of lifestyle preferences. Embrace the charm and convenience of this property, where the expanse of indoor and outdoor living spaces harmoniously blend to create the perfect sanctuary for modern living.

The property is well located in a quiet road in the popular residential Avenues area of Denvilles within easy reach of Havant which offers excellent shopping including a Waitrose and mainline station on the London Waterloo/Portsmouth and London Victoria/Southampton lines. There is also a nearby halt at Warblington. The A27 provides road access to the Cathedral city of Chichester to the east

Council Tax band: E

EPC Energy Efficiency Rating: C





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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.