



29 Knox Road, Havant PO9 1NP

Guide Price £715,000 Freehold



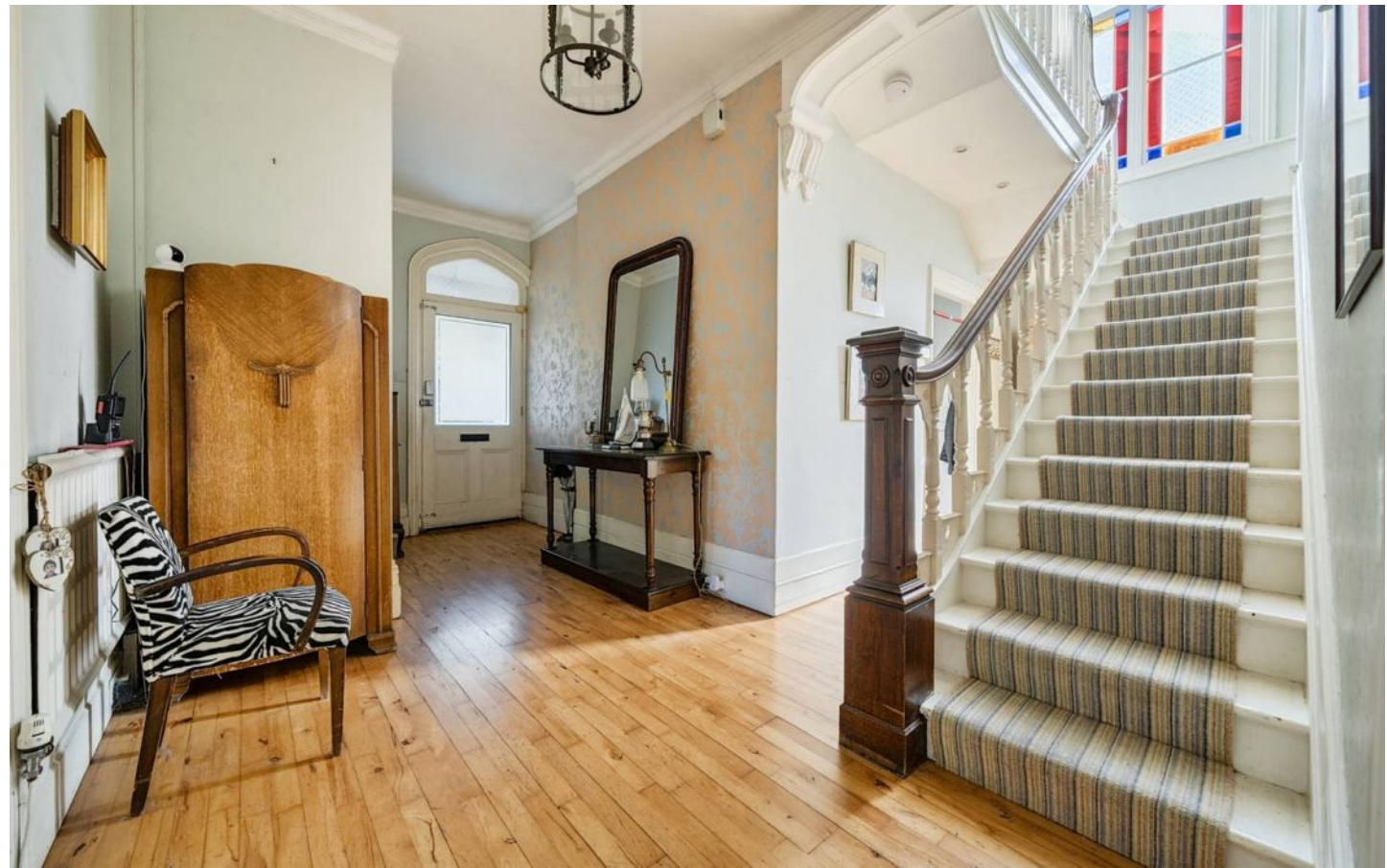
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Havant

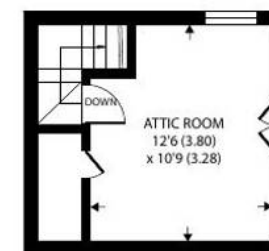
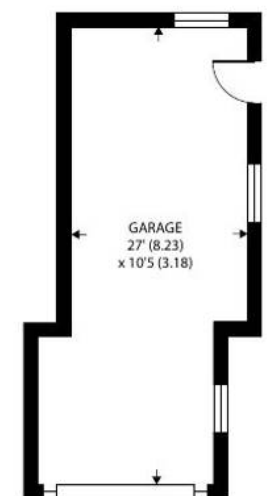
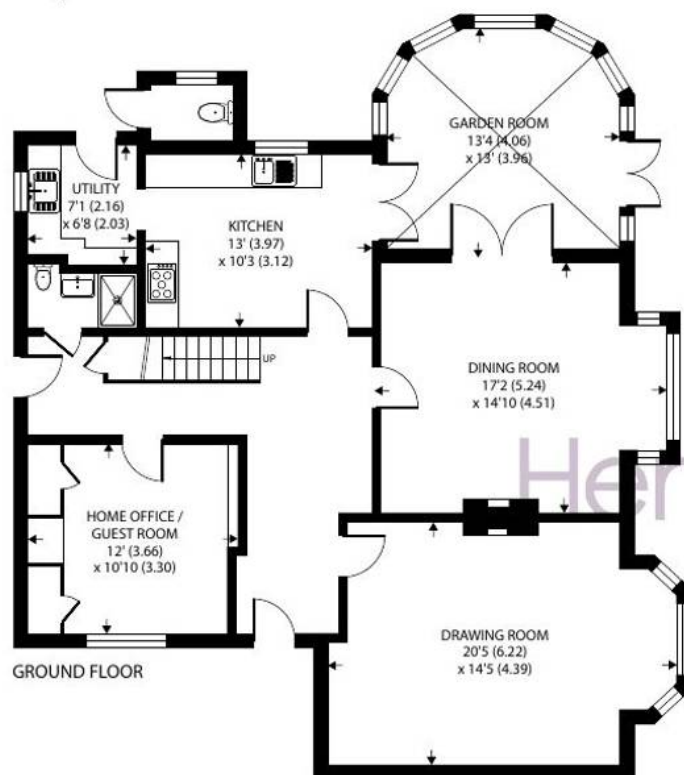
- Chain Free
- Edwardian Villa
- Dedicated Home Office
- 4 Double Bedrooms
- Three Baths/Shower Rooms
- Period Features
- Driveway & Garage
- Generously Proportioned Walled Garden

A private driveway, framed by mature planting, leads to the impressive vestibule porch and welcoming entrance hall. The generously proportioned drawing room and dining room both feature statement fireplaces and large bay windows that fill the spaces with natural light. The kitchen and breakfast area form the heart of the home, combining traditional craftsmanship with contemporary practicality, while a dedicated study and ground-floor shower room offer flexibility for a home office or guest accommodation. Completing the ground floor are a utility room and a garden room.

Upstairs, four spacious bedrooms continue the home's period narrative, all enhanced by elegant detailing and high ceilings. The principal suite enjoys fitted storage, an en-suite shower room, and garden views, while the remaining bedrooms are served by a family bathroom and separate WC. A versatile loft room provides additional space for work, creativity, or quiet retreat.







Knox Road, Havant

Approximate Area = 2396 sq ft / 222.5 sq m

Limited Use Area(s) = 11 sq ft / 1 sq m

Garage = 280 sq ft / 26 sq m

Outbuilding = 16 sq ft / 1.4 sq m

Total = 2703 sq ft / 250.9 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). © n̄checom 2025.
Produced for Henry Adams. REF: 1363823

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Externally, the wraparound garden offers privacy and tranquillity, with mature borders, established trees, and a slate-tiled terrace ideal for dining or relaxation. Distinctive, inviting, and perfectly balanced, this remarkable Edwardian home captures the essence of classic design reimagined for modern living.

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. Nearby is Langstone Harbour and Hayling Island with its wild natural landscape of unspoiled beaches and waterside walks.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





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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.