



33 St. Georges Avenue, Havant PO9 2RU

Guide Price £450,000 Freehold



33 St. Georges Avenue

Warblington

- Detached Family Home
- Three-Double Bedrooms
- Principle En-suite
- Exceptional Throughout
- Garage with Storage Space
- Private Driveway

This beautifully presented detached house offers light, spacious, and flexible accommodation throughout, perfectly blending contemporary style with everyday comfort. Thoughtfully designed and finished to a high specification, the home features Karndean flooring throughout the ground floor and elegant plantation shutters, adding a touch of sophistication and practicality to every room.

The heart of the home is the stylish kitchen and dining area, offering an extensive range of modern cabinetry and ample storage, with views overlooking the delightful rear garden. The cosy lounge provides the perfect setting for relaxed family evenings, benefitting from generous natural light. Finalising the ground floor is a family utility room and a convenient guest WC, enhancing the home's practicality.

Upstairs, the property boasts three well-proportioned double bedrooms, including a luxurious primary suite complete with modern en-suite shower room. A contemporary family bathroom serves the remaining bedrooms, all of which enjoy a bright and airy feel.







St. Georges Avenue, Havant, PO9

Approximate Area = 948 sq ft / 88.1 sq m

Garage = 213 sq ft / 19.8 sq m

Total = 1161 sq ft / 107.9 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). © nichecom 2025. Produced for Henry Adams. REF: 1370239

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Outside, the south facing rear garden is mainly laid to lawn and designed for ease of maintenance, providing a secure and private space ideal for children and outdoor entertaining. To the rear, there is a garage and off-road parking, offering both convenience and practicality.

St George's Avenue is situated on the eastern edge of Havant in the sought after residential area of Warblington. Warblington School can be found at the end of the road with Warblington train station, on the London Victoria line, just a short walk to the north and The Avenue Tennis Club. Havant town centre is around a 1 mile walk from the house and caters for all day-to-day shopping requirements, with shops including Waitrose and a mainline railway station with access to London Waterloo to the north and Brighton and Southampton to the east and west. The property also has good road access via the A27 to Chichester, Southampton via the M27 and London via the A3M.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Henry Adams - Emsworth

Henry Adams LLP, 15 North Street, Emsworth - PO10 7BY

01243 377773

emsworth@henryadams.co.uk

www.henryadams.co.uk/

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.