



20 Bedford Close, Havant PO9 2TP

Guide Price £495,000 Freehold



20 Bedford Close

Havant

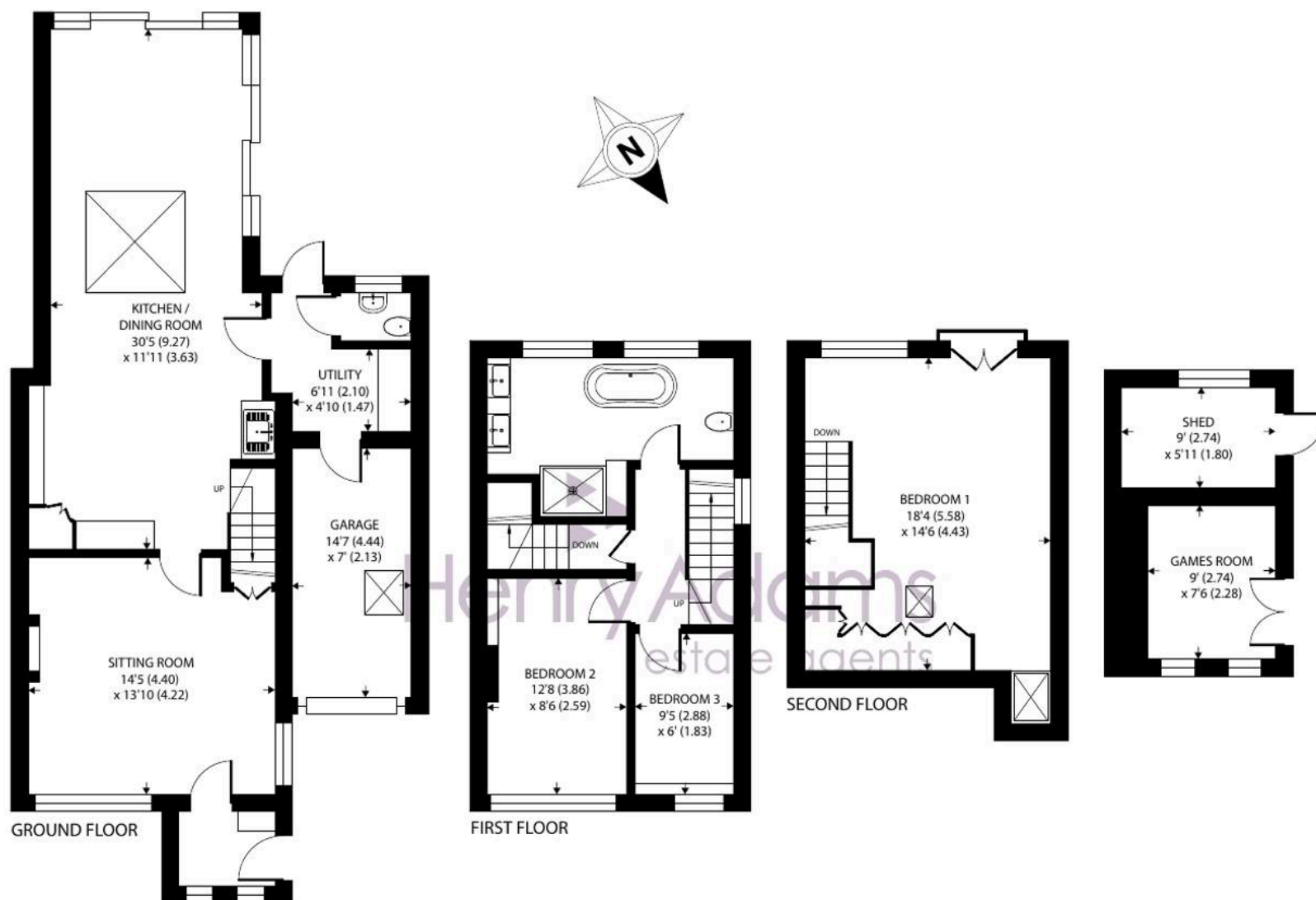
- Exceptional Extended Home
- Rear Full-Width Opening - Kitchen Dining Seating Area
- Three Bedrooms
- Garden Pod/Home Office/Gaming Room
- Landscaped Garden
- Garage & Parking

Bedford Close offers a rare opportunity to acquire a home transformed with exceptional attention to detail and a clear appreciation for quality. The current owners have elevated every aspect of the property, creating a refined living environment that feels both luxurious and effortlessly welcoming from the moment you enter. The ground floor flows with grace and purpose. A cosy and inviting living room sets a warm tone, while the outstanding kitchen-diner-snug forms the centrepiece of the home. This impressive space features striking glazing and seamless floor tiling that continues from the kitchen onto the terrace, creating a beautiful and natural transition to outdoor living. Designed for both relaxed family life and entertaining, it is a room that brings the home together.

Upstairs, the sense of quality continues. The enlarged, spa-inspired bathroom has been meticulously crafted to enhance space and comfort. Two additional bedrooms on this floor are finished to a high standard, offering versatility for guests, children, or home-working needs. The principal suite occupies the entire top floor, providing a calm and private sanctuary.







Bedford Close, Havant

Approximate Area = 1326 sq ft / 123.1 sq m

Garage = 102 sq ft / 9.4 sq m

Outbuilding = 120 sq ft / 11.1 sq m

Total = 1548 sq ft / 143.6 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: 1382117

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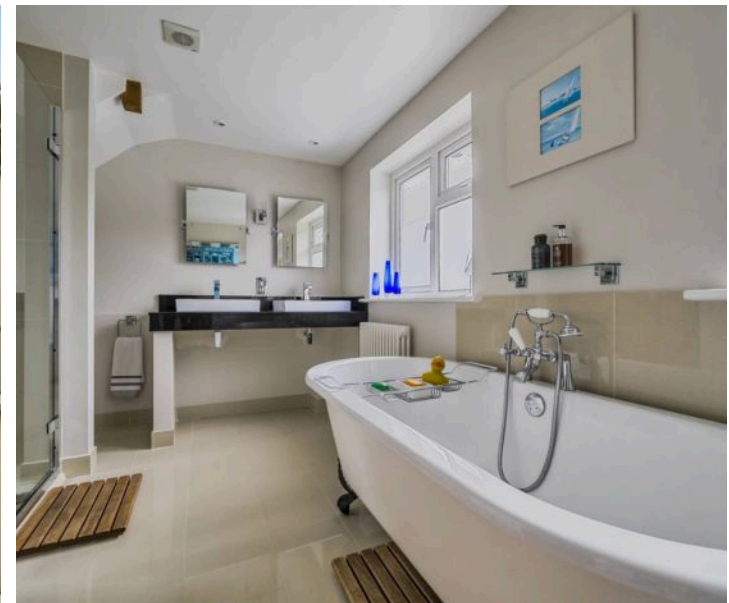
Havant

The garden itself has been immaculately landscaped, with every element thoughtfully considered. Perfectly trimmed greenery provides a serene backdrop, and the overall design offers a low-maintenance yet elegant outdoor setting ideal for year-round enjoyment. Positioned harmoniously within the space is a bespoke pod, an exceptional addition that serves equally well as a dedicated home office, a gaming or music room. A discreet shed to the rear offers further practical storage. With a garage and driveway, homes of this calibre rarely come to market.

Bedford Road is located to the east side of Havant town centre. Havant offers excellent shopping including a Waitrose and a mainline station on the London/Portsmouth and Victoria/Southampton lines with the fastest trains reaching London Waterloo in just 77 minutes. The A27 nearby provides access to the Cathedral City of Chichester to the east with its Festival Theatre and racing at Goodwood and Portsmouth to the west with its historic Dockyard and HMS Victory, the Mary Rose and the Warrior. The pretty waterside hamlet of Langstone, a short walk away from the site offers a choice of two excellent pubs and a sailing club, whilst Emsworth, a thriving village approximately a mile to the east, has two sailing clubs and access to the delights of Chichester Harbour.

Council Tax band: C

EPC TBA





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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.