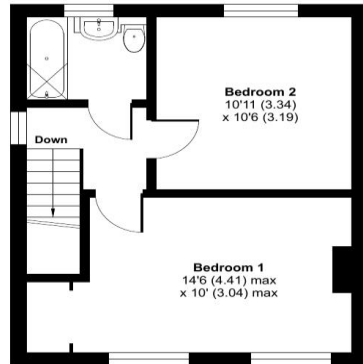




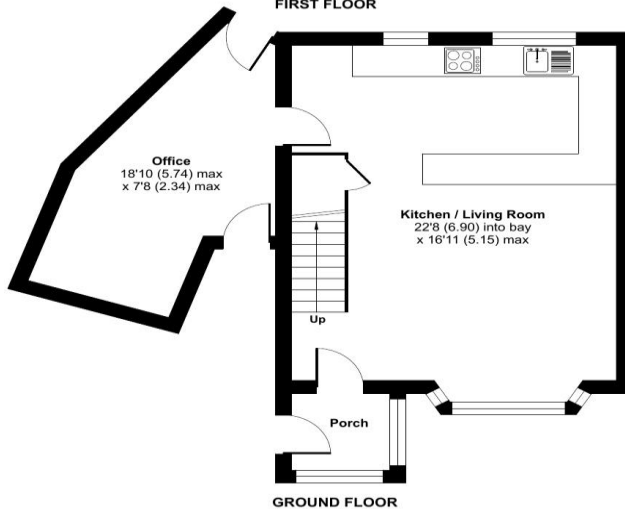
Adhurst Road, Havant PO9 2HP

Adhurst Road, Havant, PO9

Approximate Area = 906 sq ft / 84.1 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Flyp Homes Limited. REF: 1372585

welcome to Adhurst Road, Havant

- Semi Detached House
- Two Double Bedrooms
- Downstairs Office Space

Tenure: Freehold
EPC Rating: F

- Open Plan Kitchen / Living Room
- Off Road Parking

Council Tax Band: B

£285,000



Entrance Porch

Kitchen / Living Room

22' 8" into bay x 16' 11" max (6.91m into bay x 5.16m max)

Office

18' 10" max x 7' 8" max (5.74m max x 2.34m max)

First Floor Landing

Bedroom One

14' 6" max x 10' max (4.42m max x 3.05m max)

Bedroom Two

10' 11" x 10' 6" (3.33m x 3.20m)

Bathroom

Outside

Front

Off Road Parking

Rear Garden

Laid to patio

view this property online fox-and-sons.co.uk/Property/WLV109472



Property Ref:

WLV109472 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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fox & sons



023 9226 2447



Waterlooville@fox-and-sons.co.uk



81B London Road, WATERLOOVILLE,
Hampshire, PO7 7ES



fox-and-sons.co.uk