



**Guide Price**  
**£290,000**

**Freehold**

3x  1x  1x 

**Western Road, Havant,  
Hampshire, PO9**



**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- Spacious home located within a quiet cul-de-sac
- Sun room overlooking the private enclosed rear garden
- Open plan lounge/diner
- Garage and block paved hard standing
- Walking distance to Bedhampton train station
- Chain free

## Accommodation

### GROUND FLOOR

Hallway  
 Lounge/Diner: 23'2 x 12'7 (7.07m x 3.84m)  
 Kitchen: 10'4 x 8'8 (3.15m x 2.64m)  
 Sun Room: 10'4 x 7'8 (3.15m x 2.34m)

### FIRST FLOOR

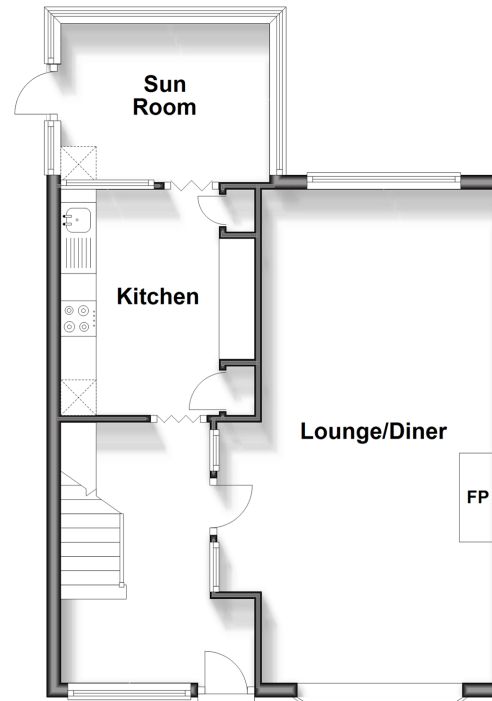
Landing  
 Bedroom 1: 12'7 x 10'1 (3.84m x 3.08m)  
 Bedroom 2: 11'2 x 9'9 (3.41m x 2.97m)  
 Bedroom 3: 9'7 x 9'6 (2.92m x 2.90m)  
 Bathroom

### OUTSIDE

Rear Garden  
 Block Paved Hard Standing  
 Garage En Bloc

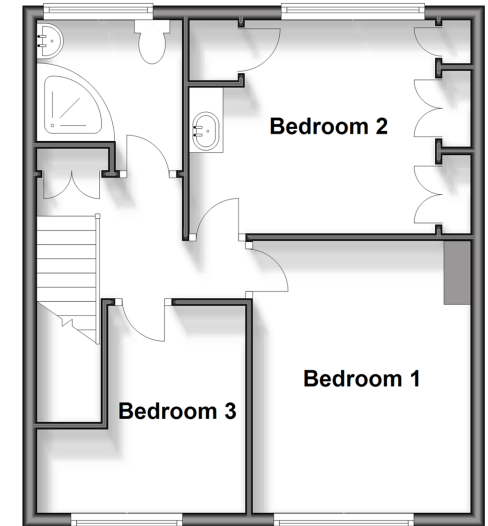
### Ground Floor

Approx. 49.8 sq. metres (535.9 sq. feet)



### First Floor

Approx. 44.9 sq. metres (483.3 sq. feet)



Call Havant - 023 92492708 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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