

**OVER 60?**

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



**Price**

**£460,000**

**Freehold**

4x  3x  2x 

Brooklands Road, Havant, Hampshire, PO9

**cubitt & west**  
Helping you move forwards



## Main features

- Beautiful spacious open plan family home
- Modern neutral decor throughout
- Located in the sought after area of Bedhampton
- French doors leading onto a large established rear garden
- Driveway for multiple vehicles
- Close to travel links

## Accommodation

### GROUND FLOOR

Hallway  
 Bedroom 2: 13'5 x 8'8 (4.09m x 2.64m)  
 Lounge: 14'3 x 10'7 (4.35m x 3.23m)  
 Dining Area: 17'9 x 8'4 (5.41m x 2.54m)  
 Kitchen: 18'5 x 8'4 (5.62m x 2.54m)  
 Wet Room  
 Sitting Room: 16'3 x 9'6 (4.96m x 2.90m)  
 Bedroom 3: 11'9 x 7'11 (3.58m x 2.41m)  
 Bathroom

### FIRST FLOOR

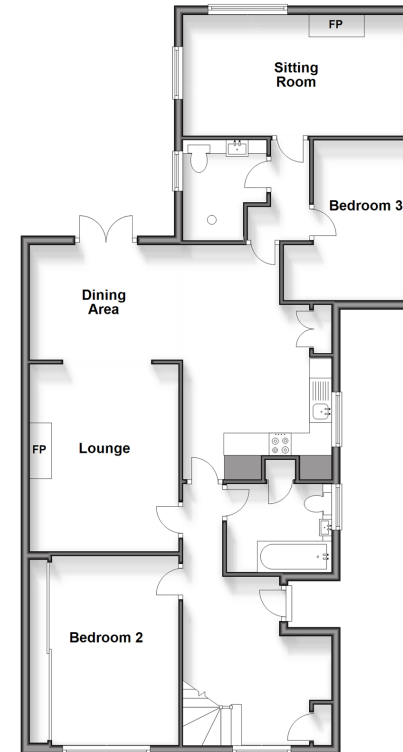
Landing  
 Bedroom 1: 17'9 x 9'4 (5.41m x 2.85m)  
 En-Suite Shower Room  
 Bedroom 4: 7'8 x 7'8 (2.34m x 2.34m)

### OUTSIDE

Front and Rear Garden  
 Driveway

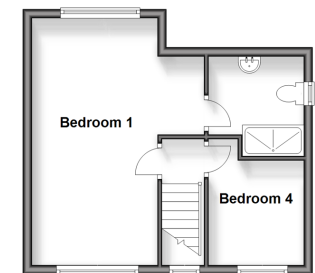
### Ground Floor

Approx. 103.5 sq. metres (1113.8 sq. feet)



### First Floor

Approx. 31.3 sq. metres (337.1 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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