

£450,000
54 Westways

West Bedhampton, PO9 3LN

PROPERTY SUMMARY

Situated in the cul de sac location of Westways in West Bedhampton and offered with no forward chain, you will find this substantial four bedroom semi detached property which in our opinion would make an ideal family home. The property consists of a lounge and dining area, a kitchen, a large family room and a downstairs WC. To the first floor you will find a family bathroom, four good size bedrooms of which the master bedroom boasts an ensuite shower room. Externally the property boasts a large westerly facing rear garden and off road parking located to the front of the property. To arrange your viewing contact our Drayton Office today!





FRONT Off road parking, side access to rear garden, front door to porch.

PORCH

HALLWAY

LOUNGE 13' 11" x 10' 11" (4.24m x 3.33m)

DINING AREA 10' 5" x 7' 10" (3.18m x 2.39m)

KITCHEN 9' 11" x 7' 10" (3.02m x 2.39m)

FAMILY ROOM 19' 3" x 11' 11" (5.87m x 3.63m)

WC

LANDING

BEDROOM ONE 11' 11" x 10' 11" (3.63m x 3.33m)

ENSUITE SHOWER ROOM

BEDROOM TWO 11' 0" x 9' 6" (3.35m x 2.9m)

BEDROOM THREE 10' 1" x 9' 11" (3.07m x 3.02m)

BEDROOM FOUR 10' 5 max" x 7' 11" (3.18m x 2.41m)

FAMILY BATHROOM

REAR GARDEN



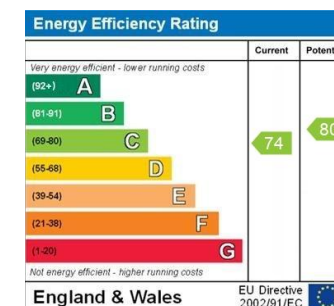
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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estate and letting agents

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