

£415,000

16 South Downs Rise

Havant, PO9 3FA

PROPERTY SUMMARY

Situated in the sought after Bedhampton cul-de-sac of South Downs Rise, is this beautifully presented modern three bedroom link detached family home. The contemporary accommodation comprises a modern fitted kitchen diner, downstairs wc and bright & airy lounge with the patio doors opening out onto the stunning large landscaped garden. On the first floor is the main bedroom with built in wardrobes and an ensuite, there is also the family bathroom and two further bedrooms. The garage is currently subdivided into 2 areas being utilised as a utility space and home office/gym. To truly appreciate all of the extra touches the current owners have added, including new windows & doors, bathroom & ensuite (2024) and a new boiler (2025) viewing is essential. Contact us at your earliest convenience to avoid disappointment.

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ENTRANCE HALL

WC

KITCHEN/DINER 16' 4" x 8' 8" (4.98m x 2.64m)

LOUNGE 16' 6" x 12' 5" (5.03m x 3.78m)

GARAGE

LANDING

BEDROOM ONE 10' 9" x 10' 3" (3.28m x 3.12m)

ENSUITE

BATHROOM

BEDROOM TWO 12' 8" x 8' 7" (3.86m x 2.62m)

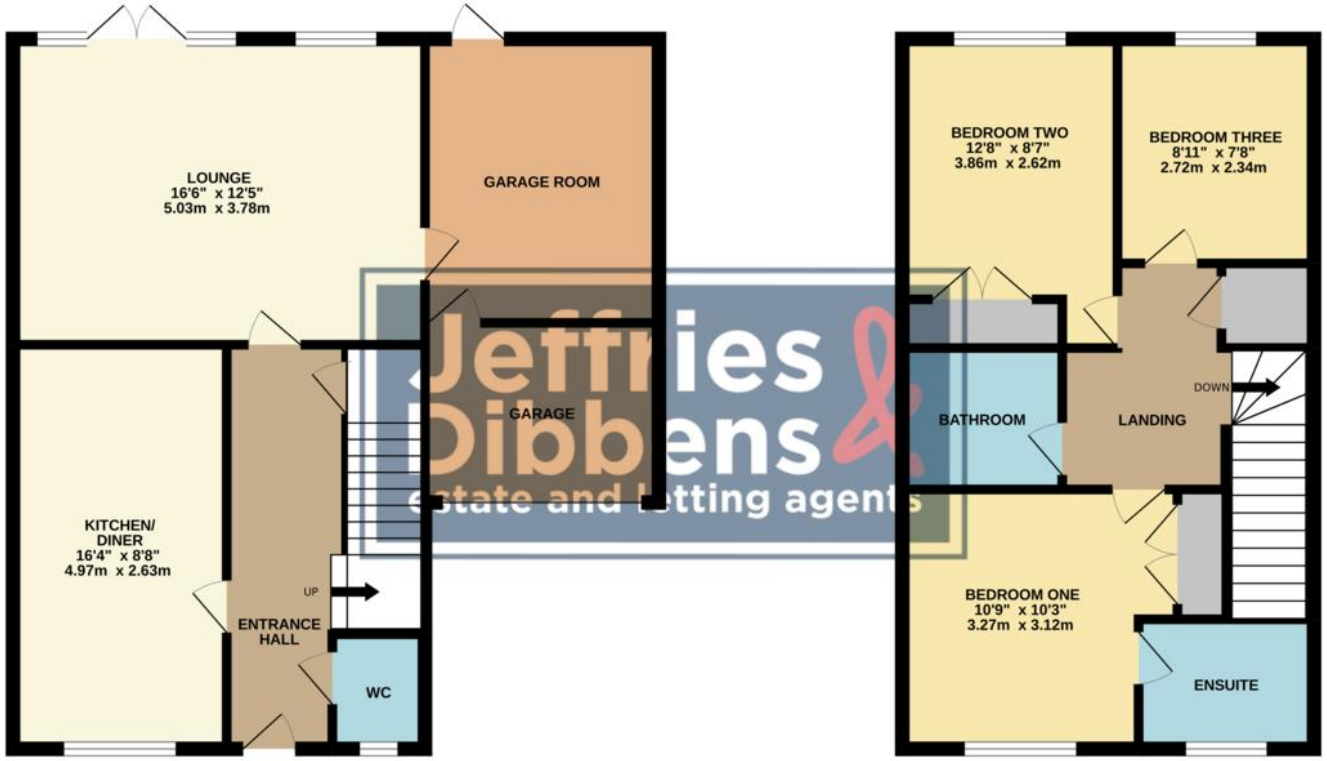
BEDROOM THREE 8' 11" x 7' 8" (2.72m x 2.34m)

AGENTS NOTE

We understand the current estate charge is £334.50, previous years have been c.£270

GROUND FLOOR

1ST FLOOR

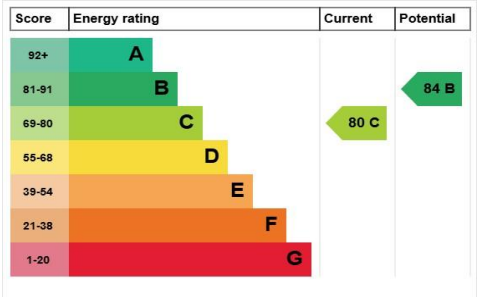


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 D



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.

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