



OFFERS IN EXCESS OF
£280,000
25 Eastern Road
Havant, PO9 2JF

PROPERTY SUMMARY

Offering with No Forward Chain, this charming period cottage near Havant Town Centre and the mainline station is a fantastic opportunity to add your own stamp to. Key benefits include fresh painting to the lounge diner and in November 2024 new carpets and a modern wet room were installed, and the home has seen very little use since, leaving these features in very good condition. The ground floor features a bright, dual-aspect lounge/diner flooded with natural light, offering a versatile space for both living and dining. This leads into a fitted kitchen & rear lean to, plus an outside store (formerly a WC) offering great storage. Upstairs, you will find two generous double bedrooms alongside the large, upgraded wet room. Outside, the property boasts a 60ft south-facing garden and has convenient off-road parking to the rear. Ideally located near excellent local amenities and transport links, an internal viewing is highly recommended to appreciate its full potential.





HALLWAY

LOUNGE 12' x 11' 1" (3.66m x 3.38m)

DINING AREA 12' 4" x 9' 6" (3.76m x 2.9m)

KITCHEN 10' 11" x 9' (3.33m x 2.74m)

LEAN TO

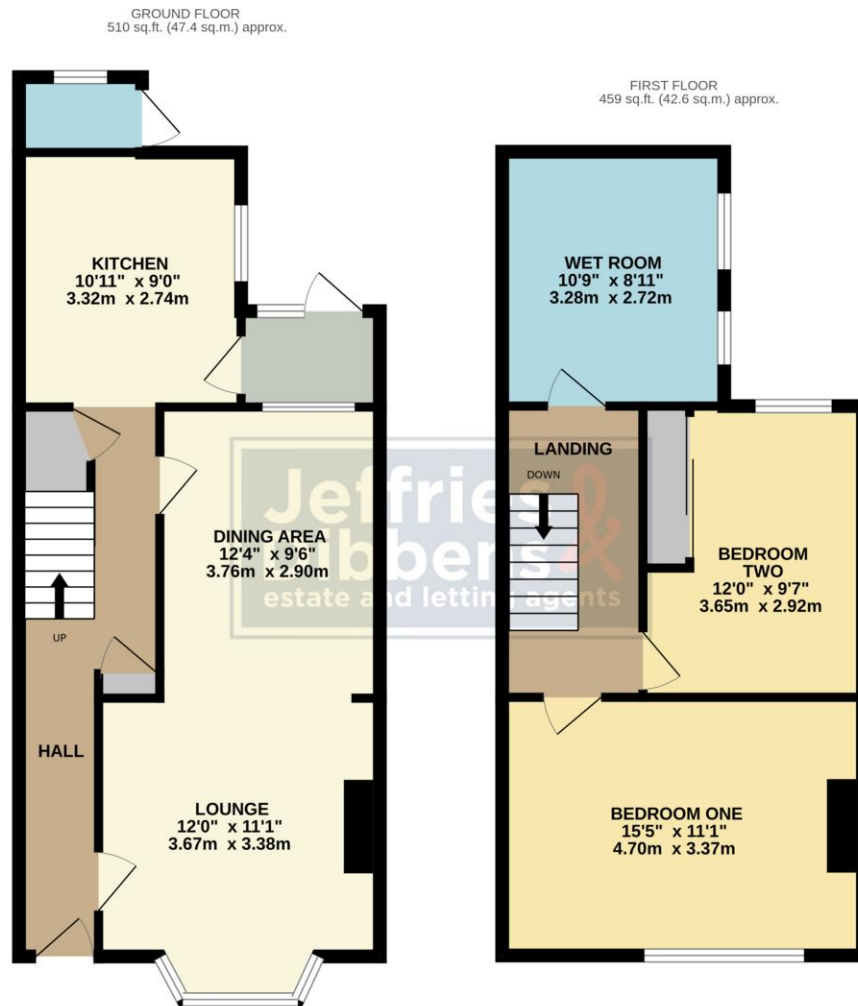
LANDING

BEDROOM ONE 15' 5" x 11' 1" (4.7m x 3.38m)

BEDROOM TWO 12' x 9' 7" (3.66m x 2.92m)

WET ROOM 10' 9" x 8' 11" (3.28m x 2.72m)





TOTAL FLOOR AREA : 969 sq.ft. (90.0 sq.m.) approx.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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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