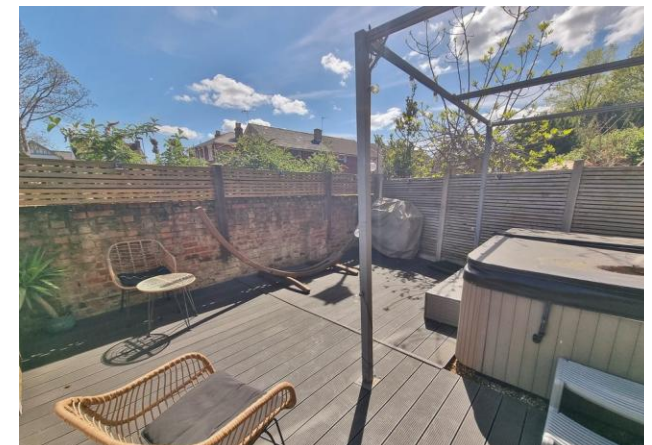




**£370,000**  
**7 The Parchment**  
Havant, PO9 1HD

## PROPERTY SUMMARY

Located in a small, prestigious, award winning development, this semi-detached town house style family home built c.1986, is only a short walk to the plentiful amenities of Havant Town Centre, including a Waitrose store, numerous eateries and coffee shops. The spacious contemporary accommodation comprises three/four bedrooms, a generous lounge/dining room, Westerly aspect kitchen/breakfast room, ground floor W.C and modern floor shower room. An integral garage currently serves as a home gym, while the exterior offers off-road parking for two cars, a low-maintenance walled rear garden and additional visitor parking. Commuters are well served with the mainline train station, bus links and easy access to the A3(M) and A27. Conveniently situated only a short walk from local schools and coastal walks. Viewing highly recommended to truly appreciate the well presented accommodation and central location.





## HALLWAY

## WC

**INTEGRAL GARAGE 17' 5" x 8' 9" (5.31m x 2.67m)**

**RECEPTION ROOM/BEDROOM FOUR 15' 5" x 6' 10" (4.7m x 2.08m)**

## LANDING

**LOUNGE/DINER 16' 2" x 15' 5" (4.93m x 4.7m)**

**KITCHEN 15' 5" x 8' 1" (4.7m x 2.46m)**

## LANDING

**BEDROOM ONE 13' 5" x 8' 8" (4.09m x 2.64m)**

**BEDROOM TWO 10' 10" x 8' 8" (3.3m x 2.64m)**

**BEDROOM THREE 9' 3" x 6' 5" (2.82m x 1.96m)**

**SHOWER ROOM 6' 9" x 6' 4" (2.06m x 1.93m)**



**LOCAL AUTHORITY**  
Havant Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band E

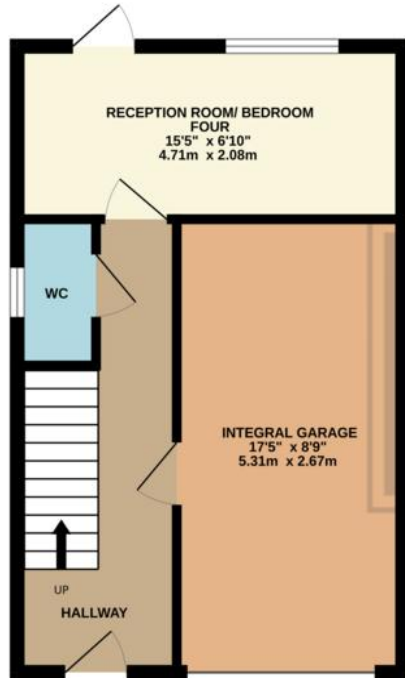
**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

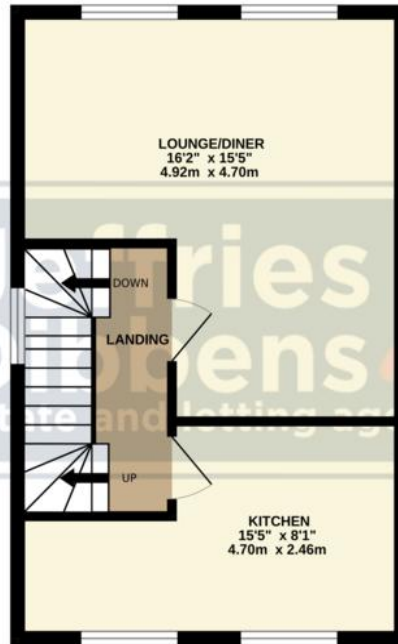
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

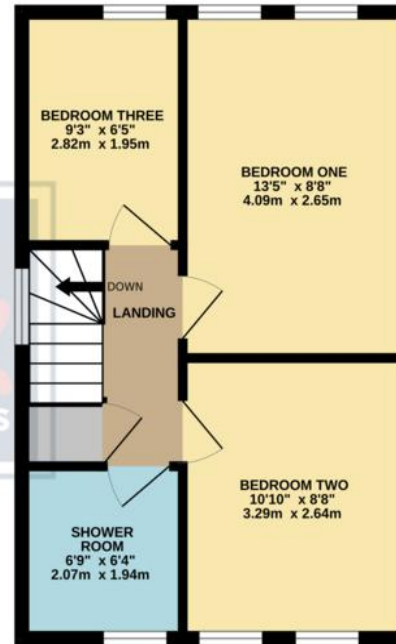
GROUND FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



FIRST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



SECOND FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 1140 sq.ft. (105.9 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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**Jeffries  
Dibbens &**  
estate and letting agents

**OFFICE ADDRESS**  
13 North Street, Havant,  
Hampshire, PO9 1PW

**CONTACT**  
023 9247 4737  
havant@jeffries.co.uk  
www.jdea.co.uk