

£255,000
22 Waterloo Road
Havant, PO9 1BH

PROPERTY SUMMARY

Offered with No Forward Chain, this beautifully refurbished, three-bedroom semi-detached home is situated in the heart of Havant Town Centre, just a short walk from the mainline train station and plethora of local amenities. Mixing classic character with modern efficiency, the property features a new gas central heating system with traditional radiators. Inside, a bright lounge/diner leads to a contemporary fitted kitchen. A rear lobby opens to a separate WC and a stunning bathroom with a roll-top bath. Upstairs houses three bedrooms, including two doubles and a versatile single. Outside, the home offers a walled front lawn and a low-maintenance rear courtyard with a shed. While there is no allocated parking, parking permits are available to purchase from the council for the car park directly next to the property. This turn-key property is perfectly placed for modern living, contact us today to arrange your viewing.





PORCH

LOUNGE/DINER 22' 3" x 10' 11" (6.78m x 3.33m)

KITCHEN 10' 11" x 9' 2" (3.33m x 2.79m)

REAR LOBBY

BATHROOM

WC

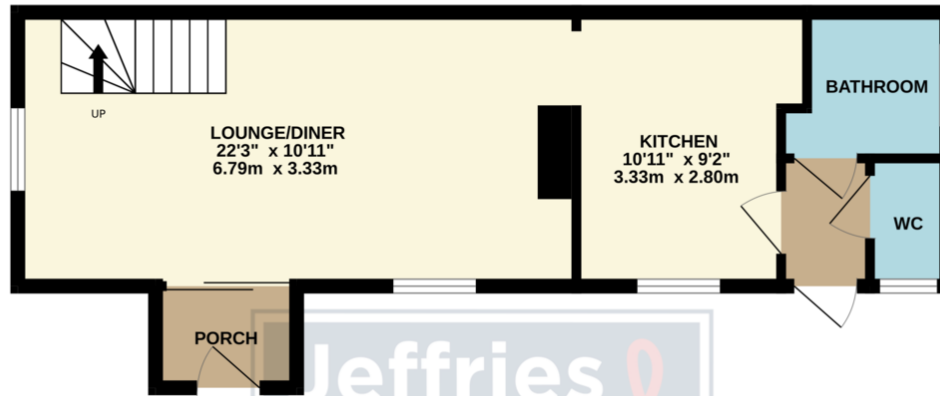
LANDING

BEDROOM ONE 12' 6" x 7' 6" (3.81m x 2.29m)

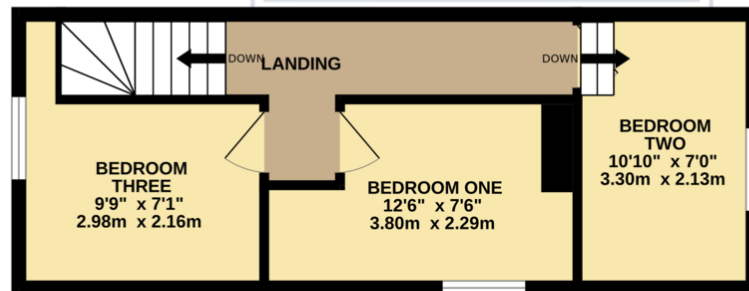
BEDROOM TWO 10' 10" x 7' (3.3m x 2.13m)

BEDROOM THREE 9' 9" x 7' 1" (2.97m x 2.16m)

GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 737 sq.ft. (68.5 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.

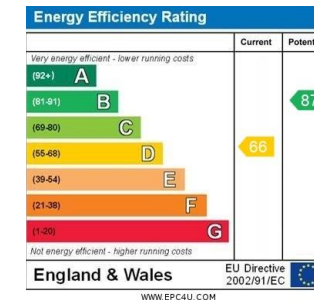
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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

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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