



£249,995
112 Blendworth Crescent
Havant, PO9 2BQ

PROPERTY SUMMARY

Offered with No Forward Chain, this three bedroom family home is conveniently located close to local schools and ample amenities in Havant Town Centre. With the internal accommodation comprising lounge, spacious 'L' shaped kitchen/diner, landing, bathroom, WC and three well proportioned bedrooms, there is also a front garden overlooking a green and a private rear garden with both patio and lawn areas. Benefits include a boiler that was installed in October 2019 and has the remainder of a 10 year warranty, EICR carried out December 2025, a new front door in 2025 and new windows and patio door in March 2022, the kitchen is also approx. 6 years old. An internal viewing is essential to truly appreciate this ideal first time buy/investment. Contact us today to arrange your appointment.





HALLWAY

LOUNGE 14' 5" x 10' 6" (4.39m x 3.2m)

KITCHEN/DINER 18' x 13' 5" (5.49m x 4.09m)

LANDING

BEDROOM ONE 12' 11" x 8' 6" (3.94m x 2.59m)

With built in wardrobes

BEDROOM TWO 12' 11" x 9' 6" (3.94m x 2.9m)

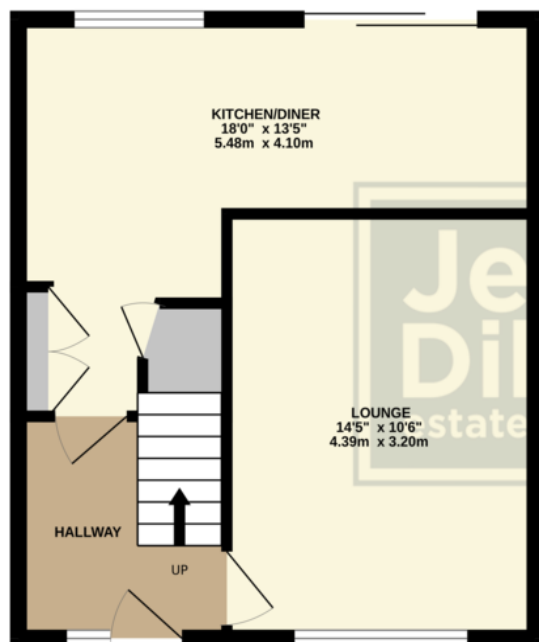
BEDROOM THREE 10' 2" x 8' 3" (3.1m x 2.51m)

BATHROOM

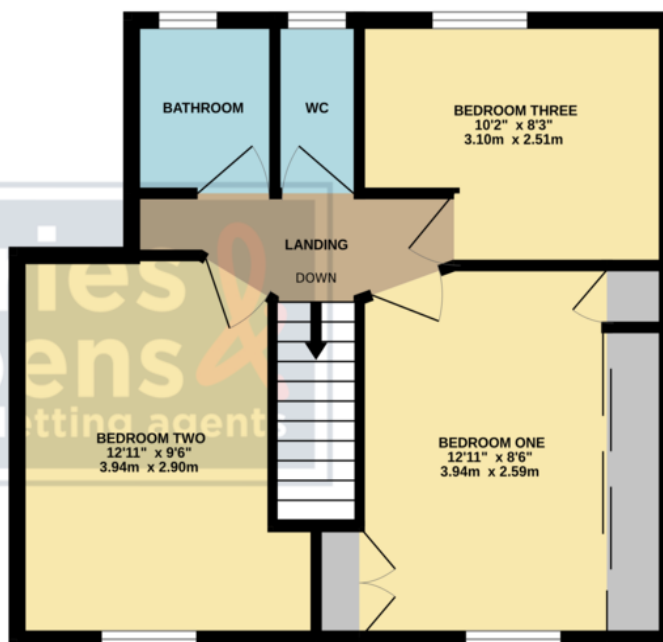
WC



GROUND FLOOR
377 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.2 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	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.

**Jeffries
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