



£315,000
44 Newbarn Road
Bedhampton, PO9 3PY

PROPERTY SUMMARY

Offered with No Forward Chain, this spacious four bedroom semi detached house boast huge potential to modernise or extend (subject to the usual permissions). Externally offering ample off road parking to front and a large mature garden to the rear. The internal accommodation comprises hallway, lounge, dining room, kitchen and WC with the first floor landing leading to four well proportioned bedrooms and a bathroom suite. Contact us today to arrange your viewing to truly appreciate this wonderful opportunity.





HALLWAY

LOUNGE 16' 2" x 11' 9" (4.93m x 3.58m)

DINING ROOM 11' 2" x 9' 1" (3.4m x 2.77m)

KITCHEN 11' 2" x 9' 11" (3.4m x 3.02m)

WC

LANDING

BATHROOM 7' x 5' 7" (2.13m x 1.7m)

BEDROOM ONE 12' 3" x 11' 8" (3.73m x 3.56m)

BEDROOM TWO 11' 8" x 10' (3.56m x 3.05m)

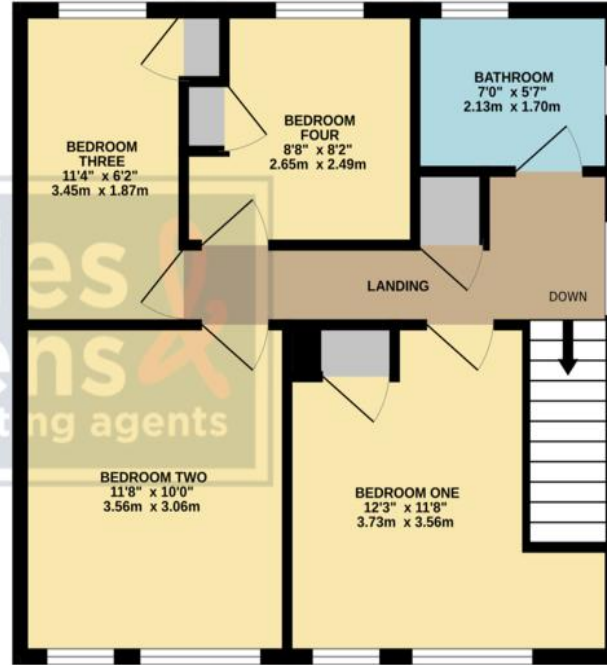
BEDROOM THREE 11' 4" x 6' 2" (3.45m x 1.88m)

BEDROOM FOUR 8' 8" x 8' 2" (2.64m x 2.49m)

GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 1010 sq.ft. (93.8 sq.m.) approx.

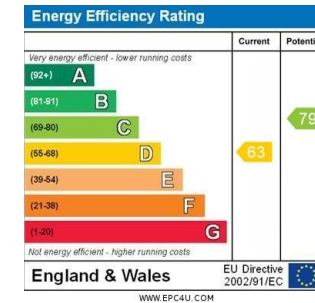
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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