

£332,000
2 Regents Court
Langstone, PO9 1SP

PROPERTY SUMMARY

A three-bedroom mews-style home in a well connected location, offered with no forward chain. This property offers well-proportioned accommodation and an enviable combination of convenience and lifestyle appeal. The home benefits from a south-facing rear garden, providing outdoor space , together with a garage and hardstanding, offering off-road parking. For commuters, the property is ideally situated with excellent road, bus and rail links all within easy reach, making travel to surrounding towns and cities straightforward. The beautiful Langstone Harbour with two historic Inn's is less than a mile away, perfect for enjoying scenic walks with a coastal setting. Families will appreciate the choice of nearby schools, while excellent everyday amenities are also close at hand, with good shopping facilities just half a mile away. With its convenient location, attractive outdoor space, excellent transport connections and no forward chain, this is an appealing home that is well worth viewing.





HALLWAY

KITCHEN 14' 1" x 5' 10" (4.29m x 1.78m)

DINING ROOM 9' 11" x 8' 7" (3.02m x 2.62m)

LOUNGE 16' 5" x 11' 4" (5m x 3.45m)

WC

GARAGE 17' 8" x 8' 6" (5.38m x 2.59m)

LANDING

BEDROOM ONE 13' 2" x 11' 4" (4.01m x 3.45m)

BEDROOM TWO 11' 8" x 8' 7" (3.56m x 2.62m)

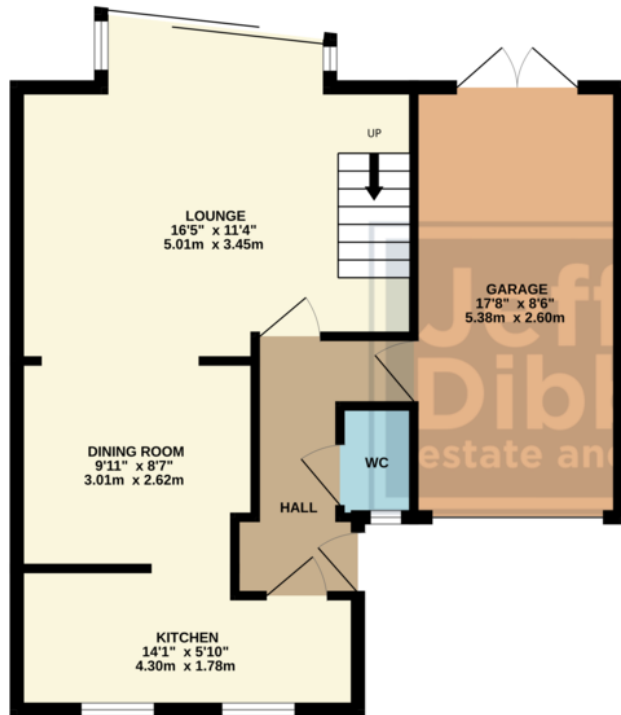
BEDROOM THREE 11' 10" x 8' 8" (3.61m x 2.64m)

BATHROOM 9' 10" x 5' 7" (3m x 1.7m)

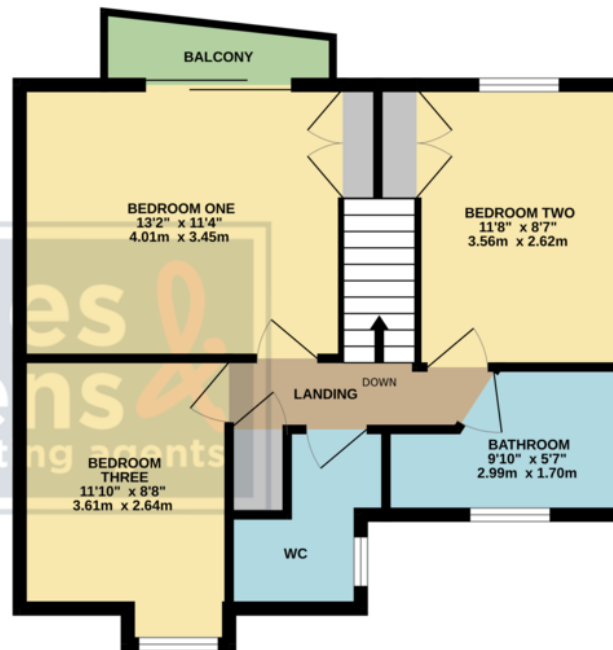
WC



GROUND FLOOR
581 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR
505 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 1086 sq.ft. (100.9 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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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 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
Dibbensen**
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