

OFFERS IN EXCESS OF

£500,000

36 Admiralty Crescent

Havant, PO9 5FJ

PROPERTY SUMMARY

Situated in the desirable Brookvale estate in Havant, this premium 4-bed detached family home is offered with no forward chain. Upgraded throughout, it features elegant shutters and an Ohme EV charger. The ground floor boasts a spectacular 31ft open-plan kitchen/dining/family room with integrated AEG appliances, remote controlled blinds and a utility room. A separate living room, study and cloakroom complete this level. Upstairs, a spacious landing leads to the modern bathroom suite and four bedrooms with the principal featuring built-in wardrobes and an en-suite with a luxury rain shower and heated & lit mirror cabinet. Outside, the garden was beautifully landscaped in 2023 with a split-level patio, outside plug sockets, side gate to the driveway, as well as door to the garage. Ample off road parking is provided via the driveway and garage which has a vaulted roof for extra storage. An internal viewing is essential to truly appreciate this wonderful family home, contact us today to arrange your appointment.

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ENTRANCE HALL

STUDY 6' 10" x 6' 9" (2.08m x 2.06m)

LOUNGE 14' 8" x 10' 6" (4.47m x 3.2m)

WC

KITCHEN/DINING/FAMILY ROOM 31' 3" x 10' 11"
(9.53m x 3.33m)

UTILITY ROOM 9' x 4' 4" (2.74m x 1.32m)

LANDING

BEDROOM ONE 14' 9" x 12' 1" (4.5m x 3.68m)

ENSUITE

BEDROOM TWO 12' 1" x 10' 7" (3.68m x 3.23m)

BEDROOM THREE 12' 3" x 10' 11" (3.73m x 3.33m)

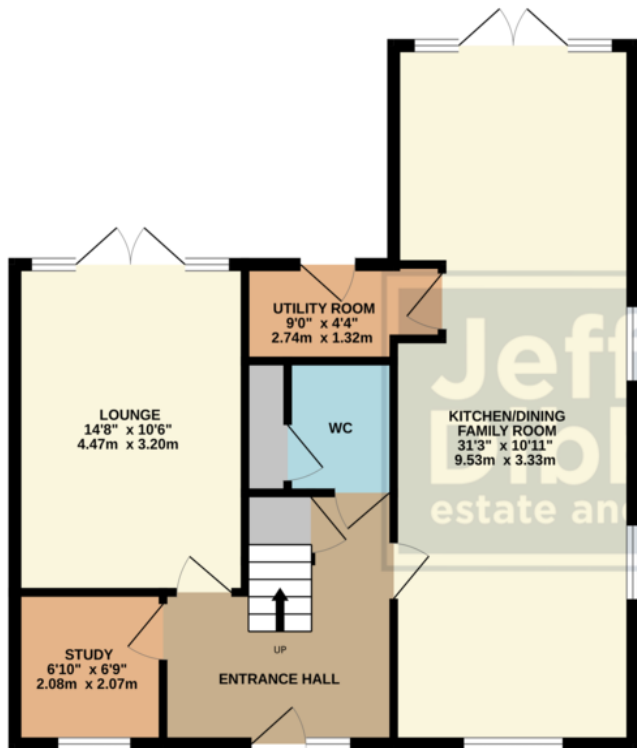
BEDROOM FOUR 10' 8" x 9' 4" (3.25m x 2.84m)

BATHROOM 7' 3" x 6' 2" (2.21m x 1.88m)

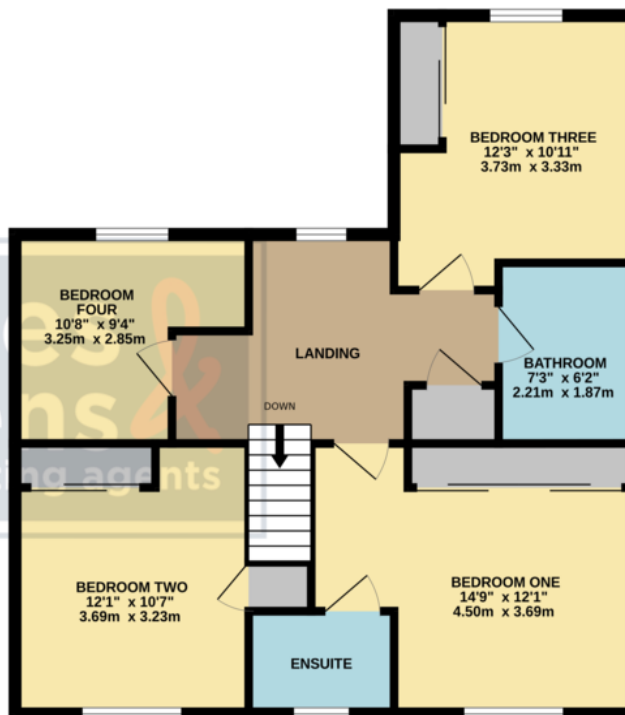
GARAGE 20' 1" x 10' 4" (6.12m x 3.15m)



GROUND FLOOR
713 sq.ft. (66.2 sq.m.) approx.



1ST FLOOR
713 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA : 1426 sq.ft. (132.4 sq.m.) approx.

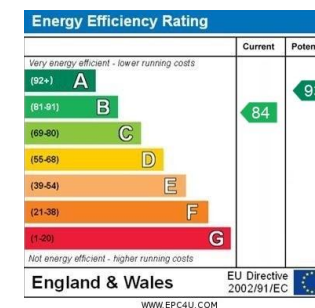
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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
Dibbens &**
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