



£299,995
49 Monterey Drive
Havant, PO9 5TQ

PROPERTY SUMMARY

Located in a popular residential development to the north of the town centre, this three bedroom semi-detached house would make a lovely home for a young family. The accommodation consists of an entrance hall with stairs to first floor, a lounge, separate dining room with arch to the kitchen and a covered deck area beyond, perfect for al fresco dining! Upstairs the landing leads to the main bedroom with built in wardrobes, an additional double bedroom, a single bedroom/study and the family bathroom. Outside there is a larger than average driveway adjacent to the property with parking for three cars (approx.) leading to the GARAGE which has eaves space over. There is a lovely picturesque, well stocked & well tended enclosed rear garden with store shed. Contact us to arrange your viewing appointment.

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HALL

LOUNGE 15' 2" x 12' 9" (4.62m x 3.89m)

DINING ROOM 8' 8" x 7' 6" (2.64m x 2.29m)

KITCHEN 8' 8" x 8' 4" (2.64m x 2.54m)

LANDING

BEDROOM ONE 12' 3" x 9' 1" (3.73m x 2.77m)

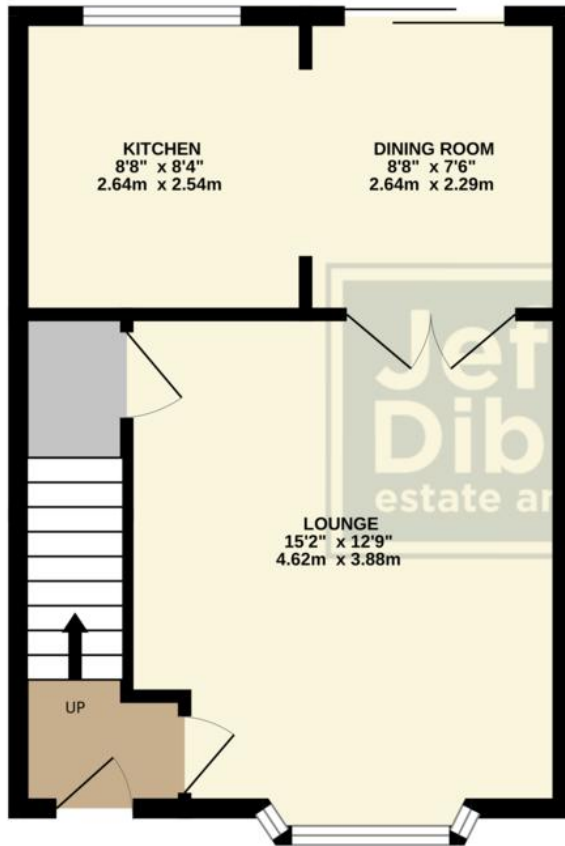
BEDROOM TWO 10' 10" x 9' 1" (3.3m x 2.77m)

BEDROOM THREE 7' 9" x 6' 9" (2.36m x 2.06m)

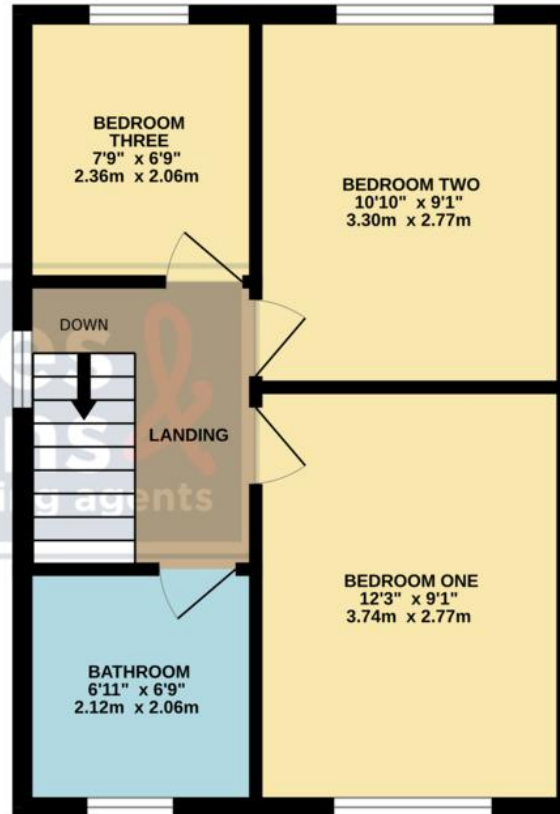
GARAGE



GROUND FLOOR
373 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 742 sq.ft. (68.9 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 C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	72 → 79
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPCAU.COM		

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 &**
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