



**£425,000**  
**54 Westways**  
West Bedhampton, PO9 3LN

## PROPERTY SUMMARY

Situated in the cul de sac location of Westways in West Bedhampton and offered with no forward chain, you will find this substantial four bedroom semi detached property which in our opinion would make an ideal family home. The property consists of a lounge and dining area, a kitchen, a large family room and a downstairs WC. To the first floor you will find a family bathroom, four good size bedrooms of which the master bedroom boasts an ensuite shower room. Externally the property boasts a large westerly facing rear garden and off road parking located to the front of the property. To arrange your viewing contact our Drayton Office today!





**FRONT** Off road parking, side access to rear garden, front door to porch.

**PORCH**

**HALLWAY**

**LOUNGE** 13' 11" x 10' 11" (4.24m x 3.33m)

**DINING AREA** 10' 5" x 7' 10" (3.18m x 2.39m)

**KITCHEN** 9' 11" x 7' 10" (3.02m x 2.39m)

**FAMILY ROOM** 19' 3" x 11' 11" (5.87m x 3.63m)

**WC**

**LANDING**

**BEDROOM ONE** 11' 11" x 10' 11" (3.63m x 3.33m)

**ENSUITE SHOWER ROOM**

**BEDROOM TWO** 11' 0" x 9' 6" (3.35m x 2.9m)

**BEDROOM THREE** 10' 1" x 9' 11" (3.07m x 3.02m)

**BEDROOM FOUR** 10' 5 max" x 7' 11" (3.18m x 2.41m)

**FAMILY BATHROOM**

**REAR GARDEN**





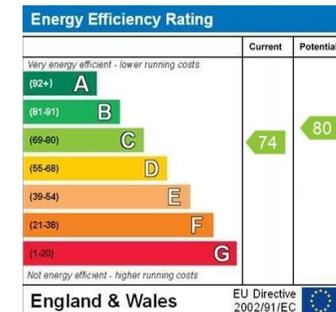
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**Jeffries  
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