



£370,000
56 Chestnut Avenue
Bedhampton, PO9 3QS

PROPERTY SUMMARY

Situated in a highly regarded residential area in Bedhampton, this two bedroom detached bungalow offers ample off road parking and a lovely mature rear garden. Accommodation briefly comprises porch, entrance hall, master bedroom with an ensuite, family bathroom suite, another double bedroom with built in wardrobes, a fitted kitchen and dual aspect lounge/diner with bay window to front and doors to the rear garden. Externally off road parking is offered via the driveway, there is also a garage, to the rear is a stunning private garden. Offered chain free and with potential for modernisation, early interest is expected.





PORCH

HALLWAY

BEDROOM ONE 12' 8" x 11' 10" (3.86m x 3.61m)

ENSUITE

BATHROOM

BEDROOM TWO 11' 11" x 10' 10" (3.63m x 3.3m)

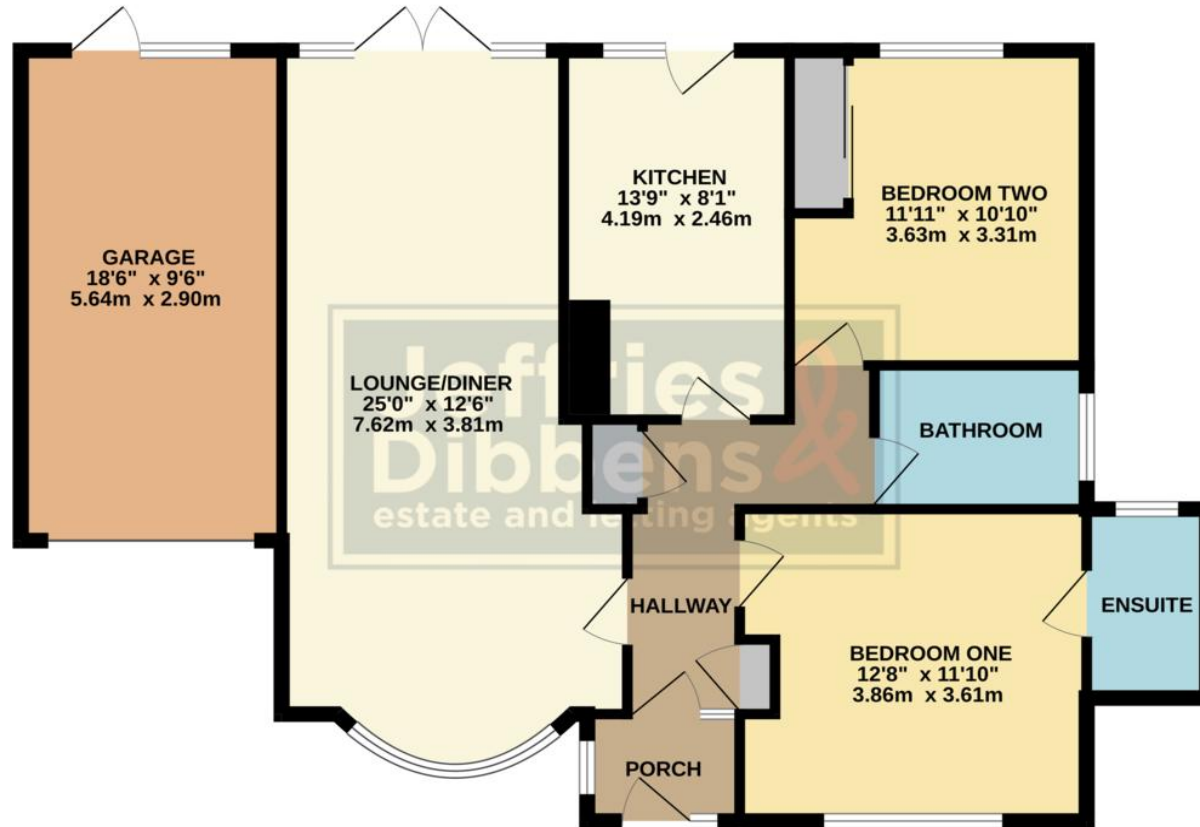
KITCHEN 13' 9" x 8' 1" (4.19m x 2.46m)

LOUNGE/DINER 25' x 12' 6" (7.62m x 3.81m)

GARAGE 18' 6" x 9' 6" (5.64m x 2.9m)



GROUND FLOOR
1024 sq.ft. (95.2 sq.m.) approx.



TOTAL FLOOR AREA : 1024 sq.ft. (95.2 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	58	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.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.

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