



**£169,950**  
**Flat 2 Granden Court**  
West Street, Havant, PO9 1LE

## PROPERTY SUMMARY

Located close to the heart of Havant Town Centre, this two bedroom apartment benefits from a Garage and a Share of Freehold. The spacious accommodation comprises fitted kitchen, large lounge with a south facing aspect, two well proportioned double bedrooms with built in wardrobes to master, WC & bathroom. Only a short walk to Bedhampton Train Station, and the ample amenities in Central Havant, we feel this could make an ideal first time buy, investment or downsize. An internal viewing is essential to truly appreciate the size of property on offer, contact us today to arrange your appointment.

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## HALLWAY

**KITCHEN** 11' 9" x 8' 10" (3.58m x 2.69m)

**LOUNGE/DINER** 18' 3" x 11' 3" (5.56m x 3.43m)

**BEDROOM ONE** 13' 10" x 11' 3" (4.22m x 3.43m)

**BEDROOM TWO** 11' 9" x 10' 2" (3.58m x 3.1m)

## WC

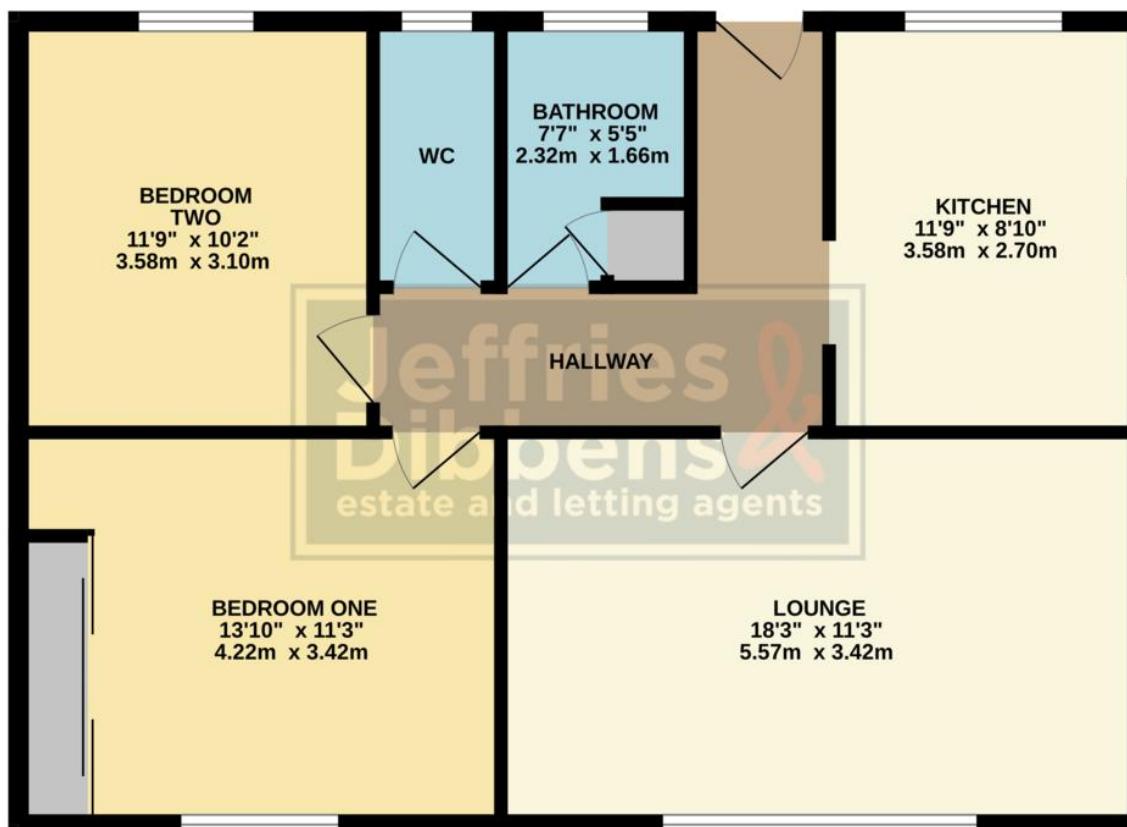
**BATHROOM** 7' 7" x 5' 5" (2.31m x 1.65m)

## AGENTS NOTE

We understand this property comes with a share of the freehold, 145 years on the lease and the current service charge is £88/month



FIRST FLOOR  
737 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA: 737 sq.ft. (68.5 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  
Share of Freehold

COUNCIL TAX BAND  
Band B

VIEWINGS  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	73
(55-68)	D	
(39-54)	E	49
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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.