





****GUIDE PRICE: £300,000 - £320,000****

NEXA Properties is delighted to present this beautifully presented three-bedroom end-of-terrace family home, situated in a popular residential location in Havant. Offering approximately 985 sq. ft. of internal accommodation, the property benefits from a modern kitchen/dining room, spacious living room, downstairs cloakroom and a superb detached garden studio with additional storage. With convenient rear access and a landscaped garden, this home is ideal for families and those working from home.

The ground floor welcomes you into an entrance hallway with a useful storage cupboard and downstairs WC. The spacious 15'2 living room enjoys a feature bay window, allowing plenty of natural light to fill the room. To the rear, the impressive 21'7 kitchen/dining room provides an excellent space for entertaining, featuring contemporary shaker-style cabinetry, wood-effect worktops, integrated appliances and French doors opening onto the rear garden.

Upstairs, the property offers three well-proportioned bedrooms, including a generous 13'9 principal bedroom with fitted storage. The second bedroom provides further double bedroom accommodation, while the third is ideal as a child's bedroom, nursery or study. A family bathroom completes the first floor, featuring a bath with overhead shower and contemporary vanity storage.

Outside, the rear garden is a particular highlight, thoughtfully arranged with a generous decked entertaining area and low-maintenance artificial lawn. At the rear sits a fantastic detached garden studio measuring approximately 10'9 x 10'7, ideal as a home office, gym or hobby room, alongside a separate storage area. The property also benefits from convenient rear access. Rowan Road is well positioned for local schools, amenities and transport connections, with Havant town centre, railway station and the A27 all within easy reach.



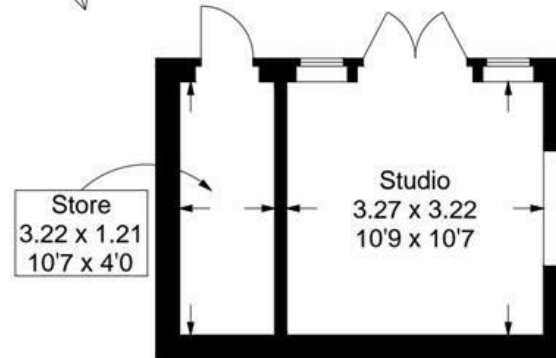
- ****GUIDE PRICE: £300,000 - £320,000****
- **THREE BEDROOM HOUSE**
- **POPULAR RESIDENTIAL LOCATION**
- **OUTHOUSE OFFICE SPACE**
- **DOWNSTAIRS W.C.**
- **OPEN PLAN KITCHEN / DINER**
- **PERFECT FIRST TIME BUYER HOME**
- **END OF TERRACE**
- **REAR ACCESS**
- **CONVENIENT TRANSPORT CONNECTIONS**

Rowan Road, Havant

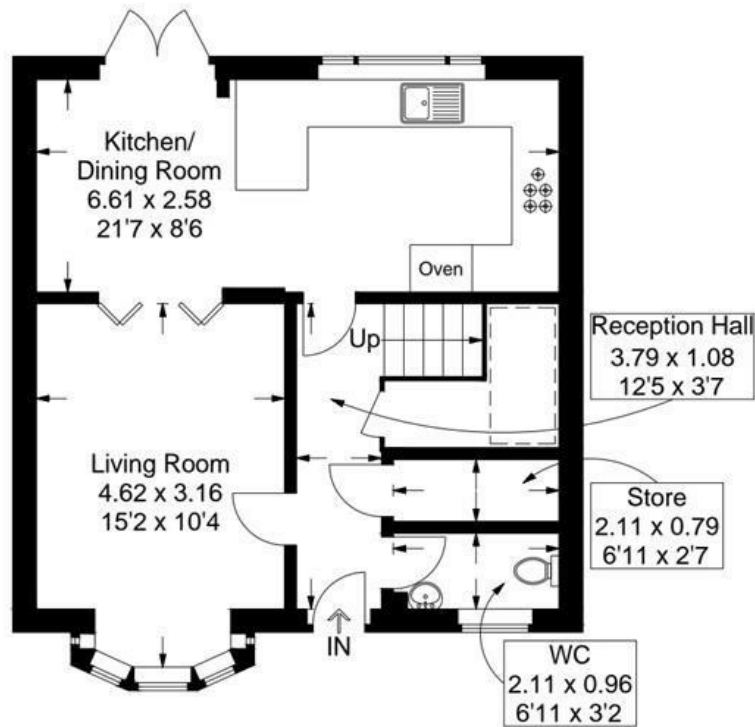
Approximate Gross Internal Area = 91.5 sq m / 985 sq ft

Outbuilding = 15.4 sq m / 165 sq ft

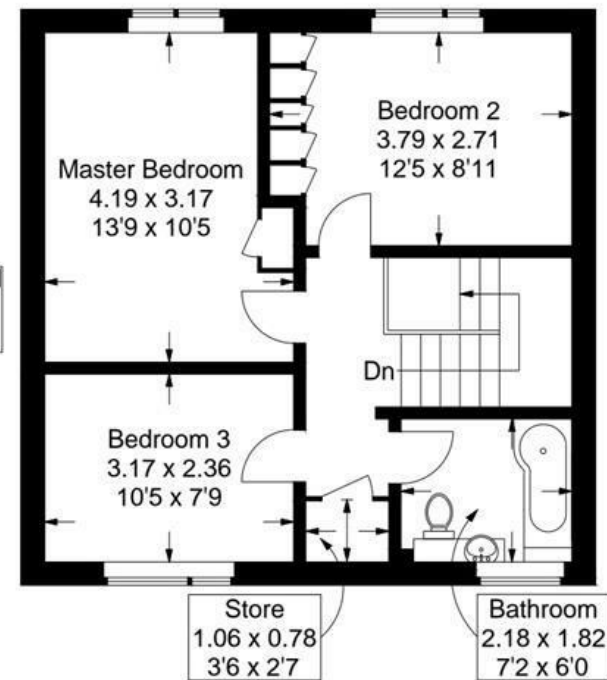
Total = 106.9 sq m / 1150 sq ft



Outbuilding



Ground Floor



First Floor

= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.