

**£399,950**  
**380a Havant Road**  
Portsmouth, PO6 1NF

## PROPERTY SUMMARY

We are proud to present to the market this fully modernised three bed detached property in the sought after location of Farlington, falling into the Solent and Springfield catchment. The property has been fully renovated to include new windows, boiler and electrics as well as a newly fitted kitchen, appliances and a fully fitted bathroom. The accommodation to the ground floor is arranged in an open plan layout encompassing the living room, dining room and kitchen with the added benefit of a downstairs cloak room. To the first floor you will find three bedrooms and a spacious new bathroom with bath and shower cubicle. Outside there is a large south facing garden with a raised patio area, an added attraction is the large garage/workshop 32ft x 16ft with rear access as well as a single garage with parking to the front. We highly recommend viewing to fully appreciate the accommodation on offer and the high specification throughout.

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**FRONT GARDEN** Partly laid to lawn and shrubs with steps leading down to the property.

**ENTRANCE**

**WC**

**LOUNGE/DINER** 28' 5 max" x 15' 0" (8.66m x 4.57m)

**KITCHEN** 20' 3 max" x 7' 11 max" (6.17m x 2.41m)

**CONSERVATORY** 11' 2" x 6' 7" (3.4m x 2.01m)

**LANDING**

**BEDROOM ONE** 15' 3" x 10' 1" (4.65m x 3.07m)

**BEDROOM TWO** 9' 2" x 8' 11" (2.79m x 2.72m)

**BEDROOM THREE** 8' 11" x 8' 8" (2.72m x 2.64m)

**BATHROOM** 10' 3 max" x 7' 9" (3.12m x 2.36m)

**GARAGE** 19' 9" x 8' 5" (6.02m x 2.57m)

**GARAGE/WORKSHOP** 32' 4" x 16' 9" (9.86m x 5.11m)





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**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band E

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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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