

£345,000
2 Westways
Havant, PO9 3LN

PROPERTY SUMMARY

Offered with no forward chain and in need of modernisation, this three-bedroom semi-detached family home is situated in Westways, West Bedhampton. The property is positioned within easy access of local motorway links as well as only a short journey to local train stations. The property comprises a lounge, dining area, kitchen, conservatory and downstairs WC, while to the first floor you will find three bedrooms and a shower room. Externally, there are front and rear gardens, as well as a garage located to the rear of the garden. To arrange your viewing, contact our Drayton office today!





FRONT

HALLWAY

LOUNGE 13' 1" x 11' 1" (3.99m x 3.38m)

DINING ROOM 11' 1" x 9' 9" (3.38m x 2.97m)

KITCHEN 9' 1" x 7' 1" (2.77m x 2.16m)

CONSERVATORY 21' 2" x 7' 2" (6.45m x 2.18m)

WC

LANDING

BEDROOM ONE 13' 5" x 9' 1" (4.09m x 2.77m)

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

BEDROOM THREE 10' 5 (MAX)" x 7' 1 (MAX)" (3.18m x 2.16m)

FAMILY BATHROOM

REAR GARDEN

GARAGE 19' 8" x 8' 1" (5.99m x 2.46m)

GARAGE TO THE REAR OF
THE GARDEN

GROUND FLOOR

1ST FLOOR



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

EPC TO FOLLOW

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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