



**Highfield, Staunton Road, Havant PO9 1DH**

**welcome to**

## **Highfield Staunton Road, Havant**

A stylish three-bedroom detached home with a resin driveway, extended lounge, bay-windowed dining room, and modern kitchen with breakfast bar, downstairs WC, and three double bedrooms. The low-maintenance rear garden features a patio and large powered summerhouse, ideal as an office or gym.

### **Entrance Porch**

#### **Lounge**

16' x 10' 1" ( 4.88m x 3.07m )

Double glazed to front aspect. Laminate flooring. Radiator. Leading into open plan:

#### **Sitting Room**

15' 2" x 6' 8" ( 4.62m x 2.03m )

Double glazed to rear and side aspect. Understairs storage. Door to rear garden.

#### **Kitchen/ Breakfast Room**

15' 4" x 10' 6" ( 4.67m x 3.20m )

Double glazed to rear and side aspect. Wall and base units. Built in appliances. Sink and drainer. Breakfast bar. Door to rear garden.

#### **Downstairs W/C**

W/C. Sink

#### **Landing**

Double glazing to rear aspect. Doors leading to:

#### **Bedroom One**

16' x 11' ( 4.88m x 3.35m )

Double glazing to front and rear aspect. Radiator.

#### **Bedroom Two**

12' 9" x 9' 5" ( 3.89m x 2.87m )

Double glazed to front and side aspect. Radiator.

#### **Bedroom Three**

9' 7" x 7' 11" ( 2.92m x 2.41m )

Double glazed to front aspect. Radiator.

#### **Family Bathroom**

Four piece suite. Double glazed to rear aspect. Stand alone bath. Walk in shower. W/C and vanity unit. Radiator.

### **Outside**

#### **Front Garden**

Resin driveway for multiple cars. Lawn. Shrubbery border.

#### **Rear Garden**

Patio area to rear and side of the property. Enclosed patio area also. Shingle area. Mature shrubs. Summerhouse

#### **Summerhouse**

Wooden summerhouse. Power and lighting.



**Ground Floor**



**First Floor**



**Outbuilding**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**welcome to**  
**Highfield Staunton Road,**  
**Havant**

- 3-bedroom detached house
- Resin driveway for multiple cars
- Extended lounge with rear sitting area
- Stylish dining room with bay window
- Downstairs WC & upstairs bathroom

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

**£500,000**



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Property Ref:  
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