



**£410,000**  
**20 Cross Way**  
Havant, PO9 1NG

## PROPERTY SUMMARY

Offered with No Forward Chain, this recently modernised three bedroom semi detached family home is located close to Havant Town Centre and its plethora of local amenities. Benefiting from a comprehensive scheme of renovation under current ownership including; new kitchen, bathroom suite, WC, boiler, decoration & garage roof, there is also off road parking to the front and a garage/cabin in the garden. A porch has been added to the front and a ground floor WC, the hallway leads to a spacious lounge and modern fitted kitchen which both lead to the dining room overlooking the garden, there has also been a utility room added with a skylight. The first floor landing leads to three well proportioned bedrooms and a contemporary bathroom suite. Conveniently only a short walk from Bedhampton Train Station and the mainline Havant Train Station providing excellent commuter links in addition to the A27 & A3(M). An internal viewing is essential to truly appreciate this stylish family home.





**PORCH**

**HALLWAY**

**WC**

**LOUNGE** 16' x 11' 2" (4.88m x 3.4m)

**KITCHEN** 12' 1" x 12' 1" (3.68m x 3.68m)

**DINING ROOM** 15' 9" x 7' 7" (4.8m x 2.31m)

**UTILITY ROOM** 7' 9" x 7' 7" (2.36m x 2.31m)

**LANDING**

**BEDROOM ONE** 16' x 9' 1" (4.88m x 2.77m)

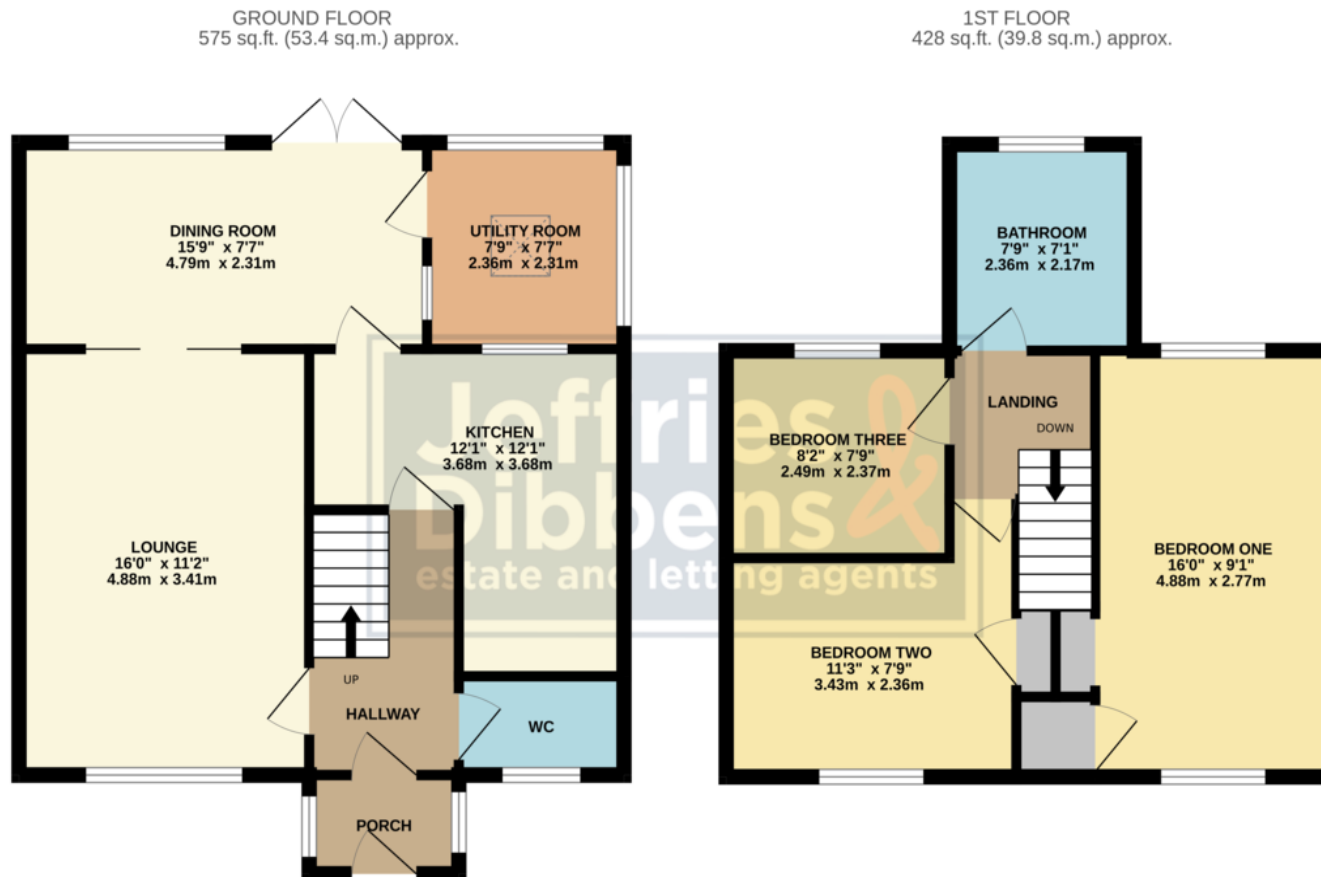
**BEDROOM TWO** 11' 3" x 7' 9" (3.43m x 2.36m)

**BEDROOM THREE** 8' 2" x 7' 9" (2.49m x 2.36m)

**BATHROOM** 7' 9" x 7' 1" (2.36m x 2.16m)

**GARAGE** 16' x 9' 6" (4.88m x 2.9m)





TOTAL FLOOR AREA : 1003 sq.ft. (93.2 sq.m.) approx.

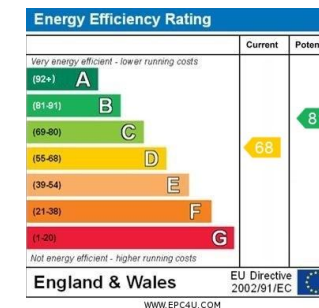
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only



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.



**OFFICE ADDRESS**  
13 North Street, Havant,  
Hampshire, PO9 1PW

**CONTACT**  
023 9247 4737  
havant@jeffries.co.uk  
www.jdea.co.uk