



£400,000
35 Fortunes Way
Havant, PO9 3LX

PROPERTY SUMMARY

Situated in the elevated position of Fortunes Way, this beautifully presented three-bedroom semi-detached family home offers spacious and well-maintained accommodation throughout. The property comprises a bright and welcoming lounge with a south-facing aspect, a modern fitted kitchen, a lean-to and a downstairs WC. Ascending to the first floor, you will find three well-proportioned bedrooms and a family bathroom. To the rear, the property boasts a beautifully landscaped garden featuring multiple seating areas, mature shrubs and bushes, an allotment area, and a summer house, creating the perfect space for relaxing or entertaining. To the front, there is off-road parking. Further benefits include gas central heating and double glazing. To arrange your viewing, please contact our Drayton Office today!

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FRONT Off road parking for two cars, front door to hallway.

HALLWAY Stairs to first floor, doors to;

LOUNGE 16' 4" x 12' 0" (4.98m x 3.66m)

KITCHEN/DINER 18' 6" x 9' 0" (5.64m x 2.74m)

LEAN TO Utility cupboard, doors to front and rear of the property.

WC

LANDING

BEDROOM TWO 11' 7" x 9' 9" (3.53m x 2.97m)

BEDROOM ONE 14' 0" x 10' 11" (4.27m x 3.33m)

BEDROOM THREE 8' 8" x 7' 5" (2.64m x 2.26m)

FAMILY BATHROOM

REAR GARDEN Mature rear garden with multiple seating areas, partly laid to lawn with mature shrubs and bushes, summer house with power and lighting.



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 D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	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.

**Jeffries
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