

£195,000

Flat 10 Empire Court, East Street

Havant, PO9 1ES

PROPERTY SUMMARY

A well-presented two bedroom ground floor flat, ideally situated in the heart of Havant town centre. The property benefits from its own private entrance and offers generously sized accommodation throughout, including a large living room, fitted kitchen, two good-sized double bedrooms and a modern shower room. Further benefits include an allocated parking space, use of a private walled courtyard, double glazing and a share of the freehold. Ideally located for access to Havant's range of shops, cafés, restaurants and everyday amenities, with Havant train and bus stations also close by, providing convenient transport links to surrounding areas and London. An excellent opportunity for first-time buyers, downsizers or investors seeking a spacious and conveniently located property. Please get in touch to avoid missing out!





ENTRANCE HALL

LIVING ROOM 13' x 11' 9" (3.96m x 3.58m)

KITCHEN 12' 5" x 6' 7" (3.78m x 2.01m)

BEDROOM ONE 11' 4" x 10' 10" (3.45m x 2.29m)

BEDROOM TWO 11' 4" x 7' 6" (3.45m x 2.29m)

SHOWER ROOM 7' 1" x 6' 7" (2.16m x 2.01m)

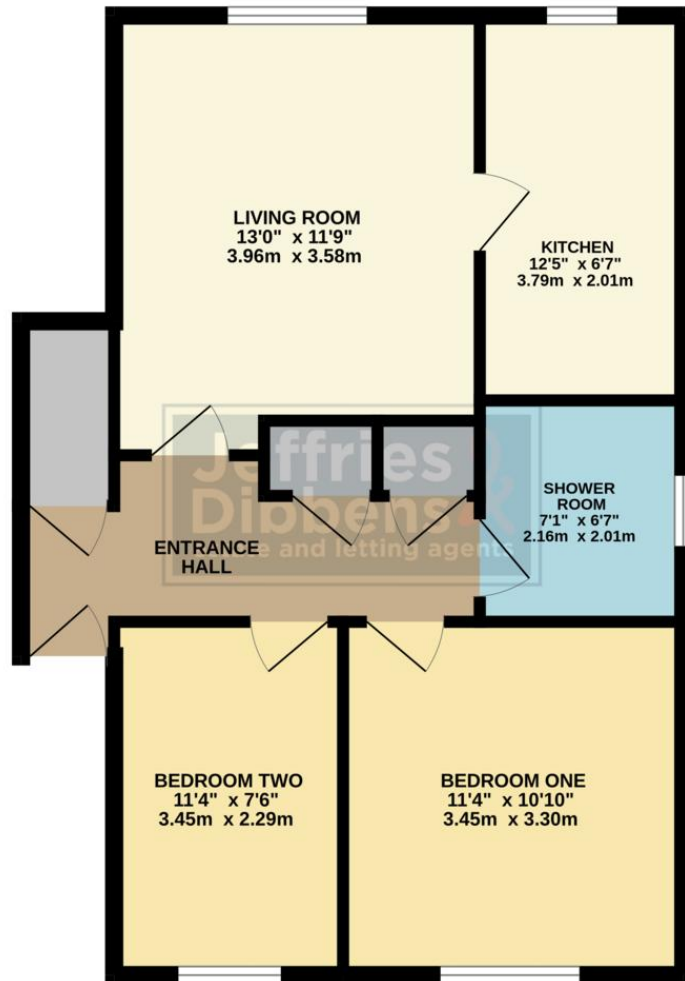


ALLOCATED PARKING SPACE

AGENTS NOTE

This property comes with a Share of the Freehold and there are 93 years remaining on the lease. Service Charge £91 p/m. There is no Ground Rent paid.

GROUND 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
Share of Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 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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