



£335,000
30 Normandy Way
Havant, PO9 5FH

PROPERTY SUMMARY

Offered with No Forward Chain, this three bedroom semi detached family home, built c.2020, is located on a well regarded modern estate with access to Havant, Emsworth & Rowlands Castle. The contemporary accommodation comprises hallway, ground floor WC, modern fitted kitchen, and a spacious lounge/diner looking out onto the rear garden. The first floor landing leads to three well proportioned double bedrooms and the stylish family bathroom suite. This property benefits from Off Road Parking via driveway to side, as well as the remainder of the new build warranty. This property must be viewed to appreciate the quality of space on offer, contact us to arrange your internal viewing.





HALLWAY

WC

KITCHEN 10' 5" x 8' 11" (3.18m x 2.72m)

LOUNGE/DINER 19' 6" x 16' (5.94m x 4.88m)

LANDING

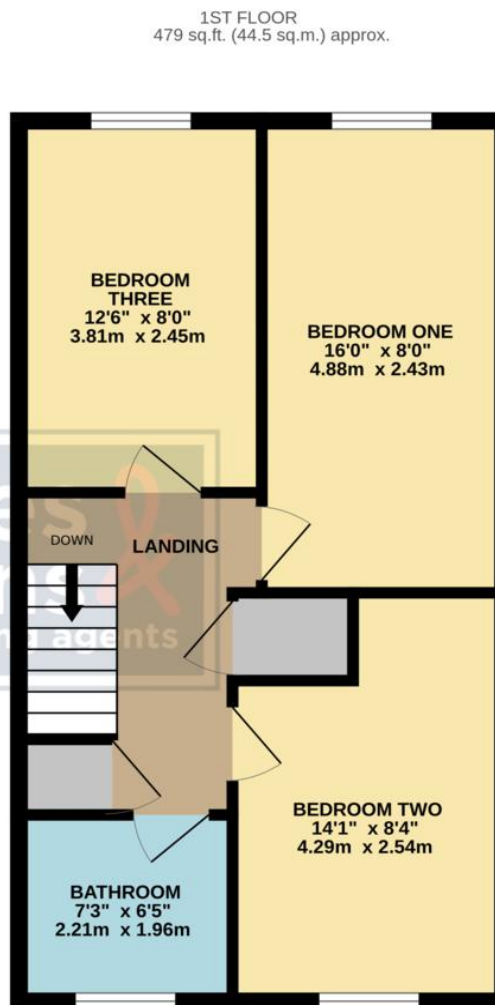
BEDROOM ONE 16' x 8' (4.88m x 2.44m)

BEDROOM TWO 14' 1" x 8' 4" (4.29m x 2.54m)

BEDROOM THREE 12' 6" x 8' (3.81m x 2.44m)

BATHROOM 7' 3" x 6' 5" (2.21m x 1.96m)





TOTAL FLOOR AREA : 958 sq.ft. (89.0 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

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	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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estate and letting agents

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