



24 Flint Avenue, Bedhampton, Havant, Hampshire, PO9 3FU

TOWN & COUNTRY  
SOUTHERN

- A Semi-Detached Family Home
- Three Bedrooms, En-Suite & Family Bathroom
- Lounge, 15' Kitchen/Dining Room
- South Facing Rear Garden
- Off Road Parking
- Close To Commutable Road Links
- No Forward Chain
- Viewing Highly Recommended
- Council Tax Band D Havant Borough Council
- £362,000 - Freehold

#### PROPERTY SUMMARY

An immaculate three bedroom semi-detached family home, built in 2024, never previously occupied and ideally located for convenient access to major south coast road links and local amenities. The house is arranged over two floors and comprise: hallway, cloakroom lounge leading to inner hallway and contemporary kitchen/dining room with patio doors leading to patio on the ground floor with three bedrooms the primary one having an en-suite shower room on the first floor. To the front the property benefits from two allocated parking spaces and to the rear is an enclosed southerly facing garden. Additional advantages include no forward chain, gas fired central heating, double glazing and 8 years remaining on the NHBC warranty, early viewing is strongly recommended to fully appreciate both the accommodation and the excellent location on offer.

#### ENTRANCE

Lowered kerb leading to car hardstanding for two cars, pathway to the left hand side with shrub border to the right, side pedestrian gate to rear garden, external meter boxes, pathway leading to covered porch with light, main front door leading to:

#### PORCH

Vinyl wood effect flooring, radiator, door to living room, door to cloakroom.



### CLOAKROOM

Close coupled w.c., radiator, matching flooring, pedestal wash hand basin with tiled splashback, extractor fan, ceiling spotlights.

### LIVING ROOM

15' 0" x 11' 9" (4.57m x 3.58m) Double glazed window to front aspect with blinds, radiator, controls for central heating, second radiator, door to inner hallway, door to understairs storage cupboard housing electric consumer box and Open Reach connection.

### INNER HALLWAY

Staircase rising to first floor, radiator, door to:

### KITCHEN / DINING ROOM

15' 5" x 10' 9" decreasing to 8'5" at narrowest point (4.7m x 3.28m) Matching wood effect vinyl flooring, radiator, twin double glazed doors leading to rear garden.

Kitchen: Comprehensive range of grey fronted wall and floor units with roll top work surface, inset single drainer stainless steel sink unit with mixer tap, space and plumbing for washing machine, integrated Zanussi dishwasher with matching door, one wall mounted unit housing Ideal boiler supplying domestic hot water and central heating (not tested), double glazed window to rear aspect with blind, inset four ring gas hob with oven under, glass splashback and extractor hood, fan and light over, power points with USB ports, range of pan drawers, integrated fridge and freezer with matching doors.

### FIRST FLOOR

Landing with balustrade, access to loft space, doors to primary rooms, built-in storage cupboard with shelving.

### BEDROOM 1

10' 8" x 10' 7" into wardrobe (3.25m x 3.23m) Triple doored wardrobe to one wall with hanging space and shelving, central heating controls, twin double glazed windows to rear aspect overlooking garden and views at an angle towards common land, radiator, door to:

### EN-SUITE SHOWER ROOM

Fully ceramic tiled shower cubicle with sliding door, pedestal wash hand basin with mixer tap and tiled splashback, close coupled w.c., heated towel rail, vinyl wood effect flooring, extractor fan, ceiling light.

### BEDROOM 2

12' 8" max x 8' 0" max (3.86m x 2.44m) Double glazed window to front aspect with radiator under.

### BEDROOM 3

7' 5" x 7' 2" (2.26m x 2.18m) Double glazed window to front aspect with blinds, radiator.

### FAMILY BATHROOM

White suite comprising: panelled bath with mixer tap, tiled surrounds, close coupled w.c., pedestal wash hand basin with mixer tap and tiled splashback, heated towel rail, vinyl wood effect flooring, double glazed frosted window to side aspect, extractor fan.

### OUTSIDE

To the rear accessible from the kitchen/dining room is a southerly facing garden enclosed by fence panelling, wooden built garden shed.

### GROUND MAINTENANCE

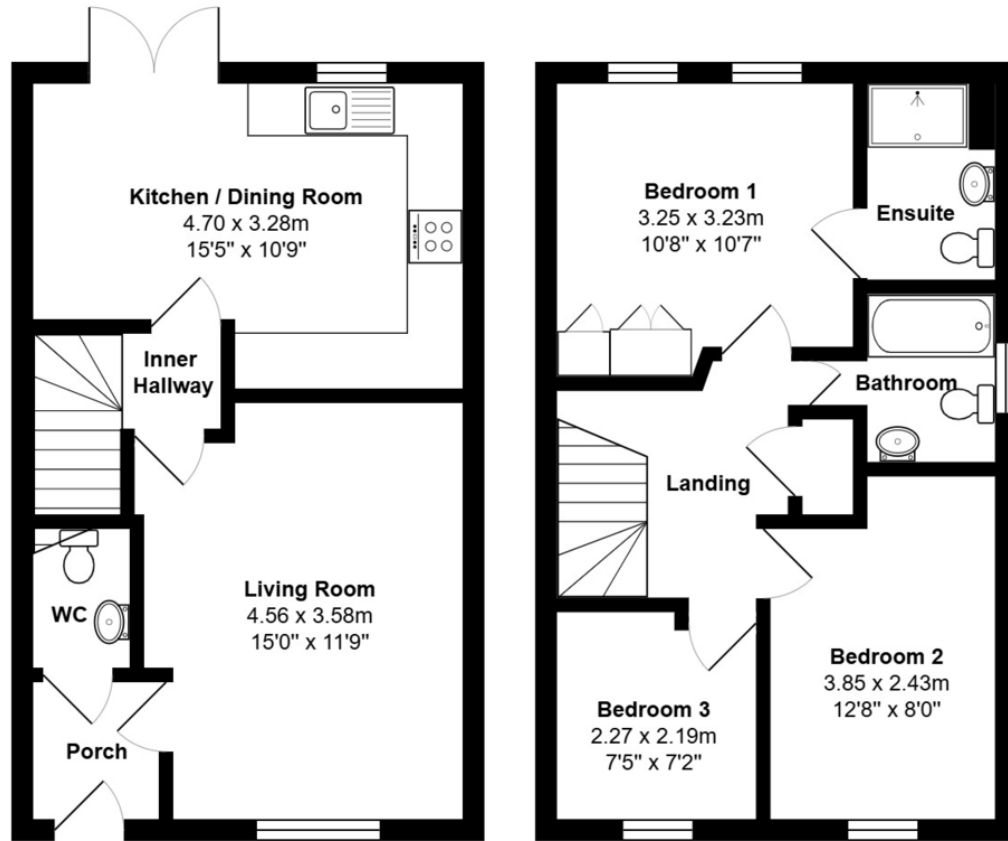
£214.80 p.a. – Greenbelt Group

### AGENTS NOTES

Council Tax Band D – Havant Borough Council  
Broadband – ADSL/FTTC/FTTP Fibre Checker ([openreach.com](http://openreach.com))  
Flood Risk – Refer to - ([GOV.UK](http://GOV.UK) ([check-long-term-flood-risk.service.gov.uk](http://check-long-term-flood-risk.service.gov.uk)))

AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.





Total Area: 76.8 m<sup>2</sup> ... 827 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		96
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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