

£290,000

2 Grace Cottages, Staunton Road

Havant, PO9 1DH

PROPERTY SUMMARY

This beautifully presented semi detached home is nicely situated in an elevated position, opposite a stream, only half a mile or so from the town centre. The ground floor accommodation, which comprises a lovely fitted kitchen, ground floor cloakroom and a living room, has been further enhanced in 2020 by the addition of a stunning sun room with a feature roof lantern. On the first floor there are two double bedrooms and a bathroom. Outside there is a landscaped front garden with a side gate leading to the enclosed low maintenance patio rear garden. Additional benefits include modern uPVC double glazing throughout and a GARAGE to the rear. Viewings are highly recommended to appreciate this wonderful home, contact us today to arrange your appointment.

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HALLWAY

KITCHEN 11' 3" x 7' 7" (3.43m x 2.31m)

WC

LOUNGE 13' 9" x 12' 5" (4.19m x 3.78m)

SUN ROOM 11' x 8' 11" (3.35m x 2.72m)

LANDING

BEDROOM ONE 11' 3" x 11' 2" (3.43m x 3.4m)

BEDROOM TWO 13' 9" x 9' 9" (4.19m x 2.97m)

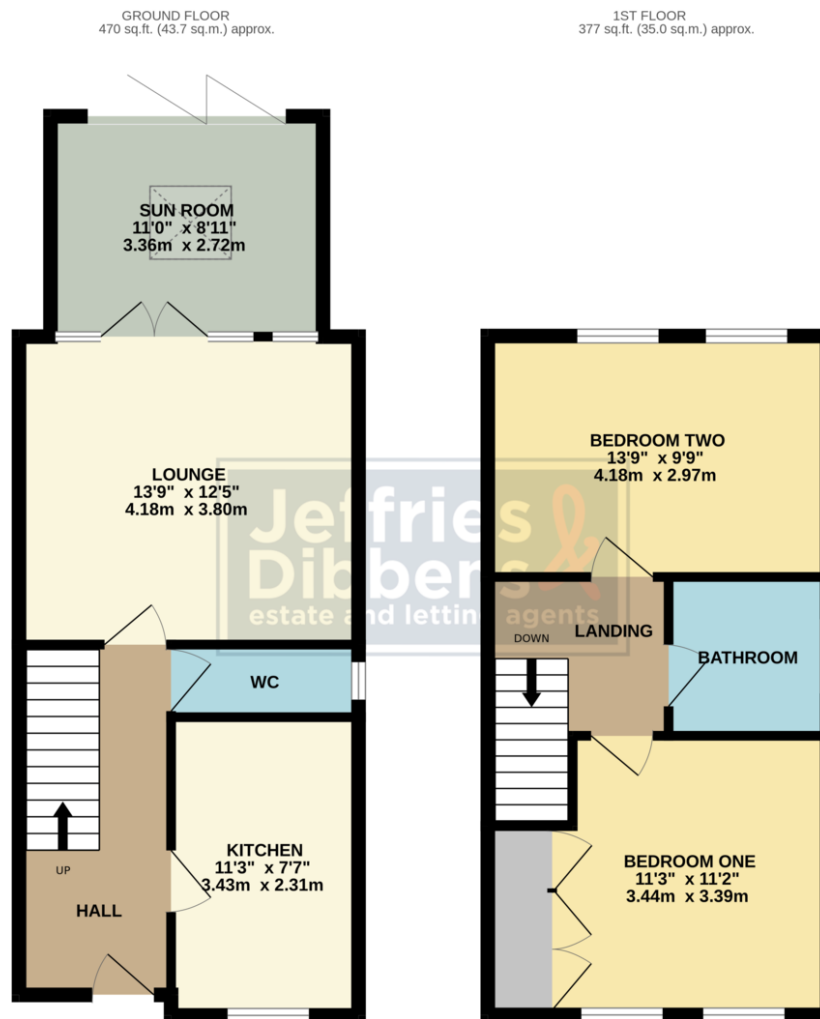
BATHROOM

GARAGE

AGENTS NOTE

There is an annual estate charge which is £432.00 for this year.





TOTAL FLOOR AREA : 847 sq.ft. (78.7 sq.m.) approx.

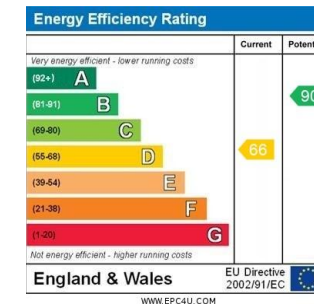
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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