

GUIDE PRICE

**£350,000 - £375,000**

**27 Hawkins Way**

Eastleigh, SO50 9QN



## PROPERTY SUMMARY

Guide Price £350,000 - £375,000. Situated in the sought after Bakers Crescent development in Eastleigh, Jeffries & Dibbens are thrilled to offer this three/four bedroom mid terrace town house to the market. The downstairs presents a spacious fitted kitchen, a WC and a bright lounge/diner with French doors opening to the garden. On the first floor there is a family bathroom, bedroom three that overlooks the front of the property and also a versatile room that can be used as an additional lounge room or bedroom four. The second floor boasts two good size bedrooms with the main bedroom benefitting from an ensuite shower room. Externally you will find a south facing garden and two allocated parking spaces to the rear. Please call us to arrange your viewing now!





**HALL**

**KITCHEN** 18' 5" x 10' 4" (5.61m x 3.15m)

**WC**

**LOUNGE/DINER** 13' 7" x 9' 6" (4.14m x 2.9m)

**LANDING**

**LOUNGE/BEDROOM 4** 13' 7" x 12' 5" (4.14m x 3.78m)

**BATHROOM**

**BEDROOM 3** 9' 6" x 7' 0" (2.9m x 2.13m)

**BEDROOM 2** 13' 7" x 9' 6" (4.14m x 2.9m)

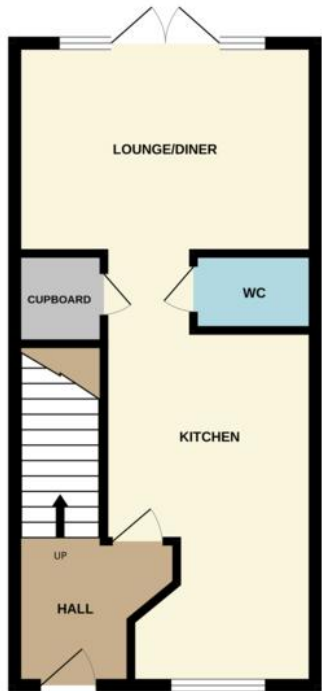
**BEDROOM 1** 13' 7" x 12' 5" (4.14m x 3.78m)

**ENSUITE**

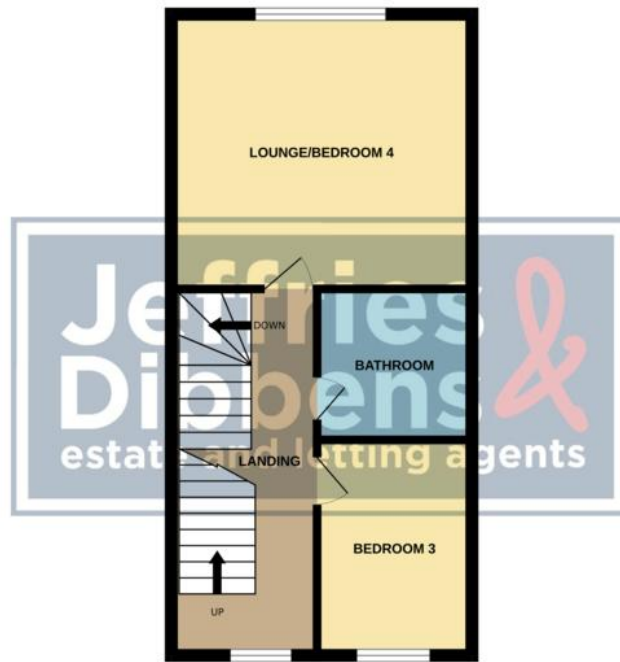
**REAR GARDEN**



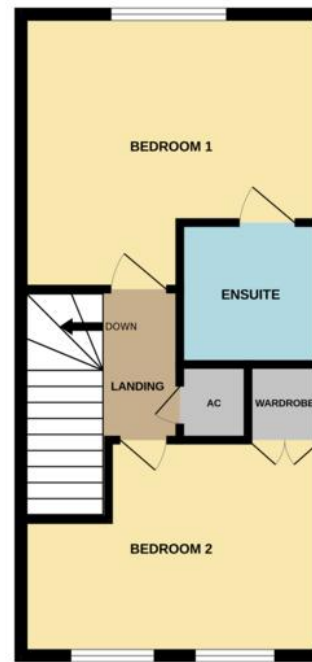
GROUND FLOOR



1ST FLOOR



2ND FLOOR

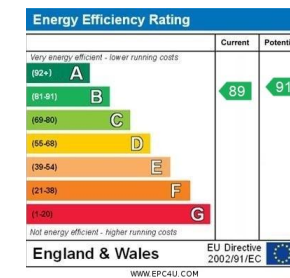


**LOCAL AUTHORITY**  
Eastleigh Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band D

**VIEWINGS**  
By prior appointment only



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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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  
Dibbens**  
estate and letting agents

#### OFFICE ADDRESS

6 West Quay House, 20 West  
Street, Fareham, Hampshire,  
PO16 0LG

#### CONTACT

01329 888 328  
fareham@dibbensproperty.co.uk  
www.jdea.co.uk