

**£595,000**  
**78d Havant Road**  
Portsmouth, PO6 2RA



## PROPERTY SUMMARY

We are delighted to bring to the market this beautifully presented four-bedroom family home located on Havant Road. The property features a modern fitted kitchen/dining area complete with a breakfast bar and utility space, a spacious lounge, a conservatory, and a downstairs WC. On the first floor, you will find a shower room, four well-proportioned bedrooms, and an additional family bathroom. A particular highlight of this home is the south-facing rear garden, offering a generous patio area and an outbuilding currently used as a bar, perfect for entertaining. Further benefits include a double garage and ample off-road parking. To arrange a viewing, please contact our Drayton office today.





**FRONT** Off road parking for multiple vehicles, front door to property.

**WC**

**KITCHEN/DINING ROOM** 19' 4" x 13' 1" (5.89m x 3.99m)

**LIVING ROOM** 19' 4" x 12' 5" (5.89m x 3.78m)

**CONSERVATORY** 12' 7" x 10' 0" (3.84m x 3.05m)

**LANDING**

**SHOWER ROOM**

**BEDROOM ONE** 13' 6" x 9' 11" (4.11m x 3.02m)

**BEDROOM TWO** 10' 8" x 9' 2" (3.25m x 2.79m)

**BEDROOM THREE** 10' 0" x 7' 4" (3.05m x 2.24m)

**BEDROOM FOUR** 8' 7" x 7' 5" (2.62m x 2.26m)

**FAMILY BATHROOM**

**REAR GARDEN**

**BAR** 13' 1" x 10' 10" (3.99m x 3.3m)

**DOUBLE GARAGE** 18' 4" x 15' 2" (5.59m x 4.62m)





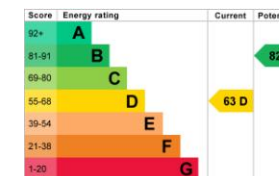
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide only and prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metreplan 10/2016

**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band D

**VIEWINGS**  
By prior appointment only



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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

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