



£169,950
38 Ashling House, Chidham Walk
Havant, PO9 1DY

PROPERTY SUMMARY

Offered with No Forward Chain, this two-bedroom apartment is conveniently located within easy access of Havant Town Centre, its mainline train station, and local amenities. This newly decorated home features a spacious living room boasting a recently replaced window and balcony door opening to a private outdoor space. The accommodation includes a beautifully refreshed kitchen complete with a brand-new oven, hob, and stylish new flooring, alongside a family bathroom suite and two well-proportioned bedrooms with updated windows throughout. Perfectly presented and ideal for first-time buyers or investors alike, contact us today to arrange your viewing.





ENTRANCE

LOUNGE 15' 9" x 13' 1" (4.8m x 3.99m)

BALCONY

KITCHEN 9' 1" x 6' 1" (2.77m x 1.85m)

BEDROOM ONE 13' x 10' 8" (3.96m x 3.25m)

BEDROOM TWO 9' 11" x 7' 10" (3.02m x 2.39m)

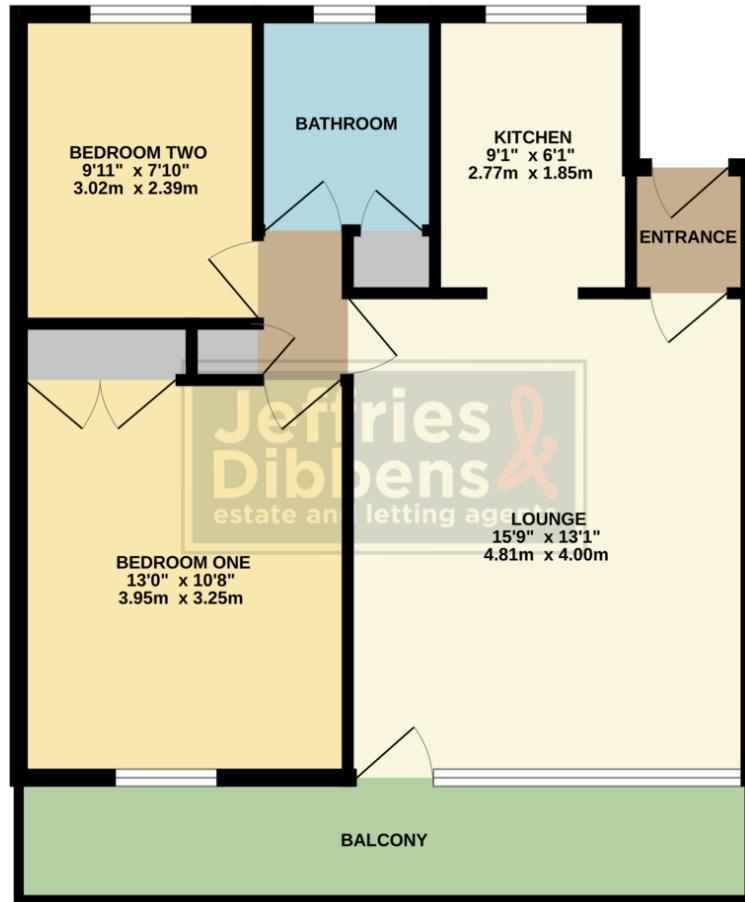
BATHROOM

AGENTS NOTE

We understand there are 123 years remaining on the lease, current Ground Rent is £12.50/year and Service Charge (including Buildings Insurance) is £93.70pcm



THIRD FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 574 sq.ft. (53.3 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
Leasehold

COUNCIL TAX BAND
Band A

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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.



OFFICE ADDRESS
13 North Street, Havant,
Hampshire, PO9 1PW

CONTACT
023 9247 4737
havant@jeffries.co.uk
www.jdea.co.uk