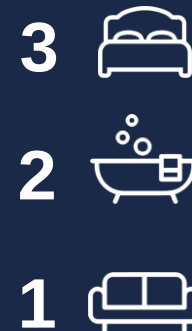


£389,995
2 St Thomas Grove
Havant, PO9 3FL

PROPERTY SUMMARY

Located within easy access of local motorway links to London and the South Coast, and conveniently positioned between Cosham and Bedhampton train stations, is this beautifully presented three bedroom semi-detached family home. Built approximately two years ago by Barratt Homes, the property also benefits from the remainder of its NHBC warranty. The well planned accommodation comprises an inviting lounge, an open-plan kitchen/diner with double doors opening onto the rear garden, and a downstairs WC. To the first floor, there are three bedrooms and a family bathroom, with the master bedroom benefiting from its own en-suite facilities. Externally, the property continues to impress with a good sized, westerly facing rear garden, featuring a patio area, lawn and access to a versatile log cabin, complete with power, lighting, double glazed doors and windows. Further benefits include gas central heating and off-road parking for two vehicles to the front of the property.





FRONT Off road parking for two vehicles located to the front of the property, side access leading to rear garden and front door leading to entrance.

ENTRANCE

WC 5' 3" x 3' 0" (1.6m x 0.91m)

LOUNGE 16' 4 max" x 11' 10 max" (4.98m x 3.61m) Stairs leading to first floor landing, door leading to the kitchen/diner.

KITCHEN/DINER 14' 11" x 10' 6" (4.55m x 3.2m) Integral, oven and hob with extractor hood, slim dishwasher and fridge freezer, double doors leading to rear garden.

FIRST FLOOR LANDING

BEDROOM ONE 13' 9 max" x 8' 6" (4.19m x 2.59m) Door to ensuite

ENSUITE 4' 6" x 4' 4" (1.37m x 1.32m)

BEDROOM TWO 10' 2" x 8' 7" (3.1m x 2.62m)

BEDROOM THREE 8' 9" x 6' 3" (2.67m x 1.91m)

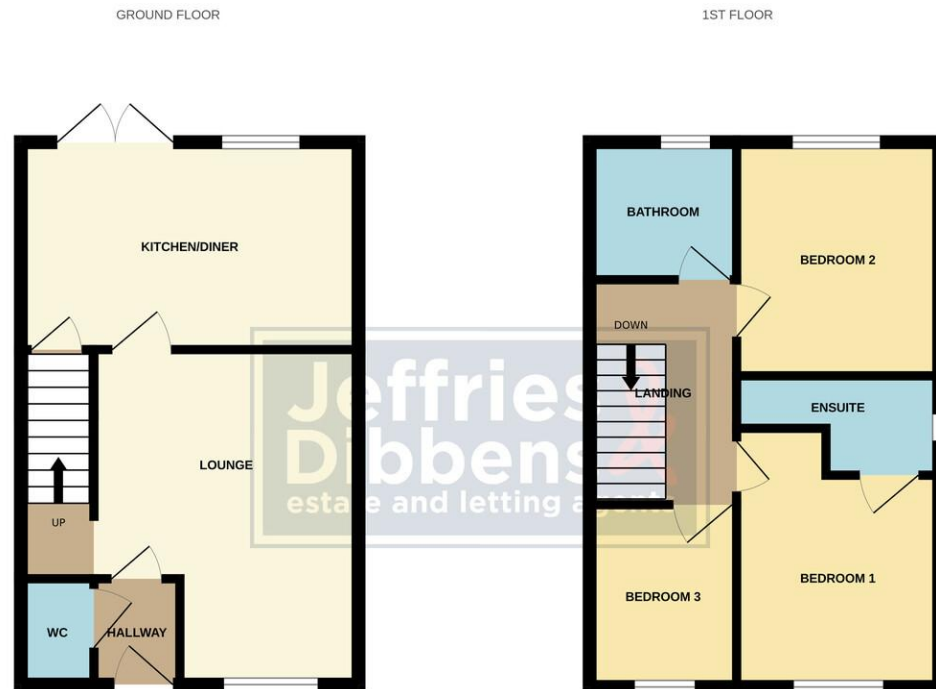
FAMILY BATHROOM 6' 2" x 5' 7" (1.88m x 1.7m)

REAR GARDEN Westerly facing rear garden with a large patio area, steps leading down to the lawn with access to a "Log Cabin".

LOG CABIN 16' 5" x 13' 2" (5m x 4.01m) Double glazed windows and double doors, power and lighting.

Please be aware that there is an estate maintenance charge payable for this property. Please ask for further details.





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 D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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