



**£535,000**  
**74 Littlepark Avenue**  
Bedhampton, PO9 3QZ

## PROPERTY SUMMARY

Sitting well in its corner plot in the highly regarded Littlepark Avenue, this detached three bedroom bungalow has been thoughtfully extended under current ownership and finished to a very high standard. Offering contemporary ground floor living comprising three well proportioned double bedrooms with one benefitting from an ensuite, a separate bathroom suite, spacious living room and a wonderful modern kitchen/diner with large skylight and tri-folding doors leading onto the landscaped rear garden. There is also a utility room and additional WC. Externally off road parking is offered to the front along with a landscaped front garden and the private rear garden offers low maintenance with two patio areas and a small lawned area and has pedestrian side access. The comprehensive renovations completed includes an electrical rewire and new gas central heating system as well as the extension. This truly is a ready to move in property finished to a beautiful standard, internal viewings are essential to fully appreciate everything this stylish bungalow has to offer.





**PORCH**

**HALLWAY**

**BEDROOM ONE** 12' 8" x 12' 6" (3.86m x 3.81m)

**BEDROOM TWO** 12' 1" x 11' 5" (3.68m x 3.48m)

**ENSUITE**

**BEDROOM THREE** 12' x 10' (3.66m x 3.05m)

**BATHROOM** 9' 2" x 5' 8" (2.79m x 1.73m)

**LOUNGE** 20' 5" x 12' (6.22m x 3.66m)

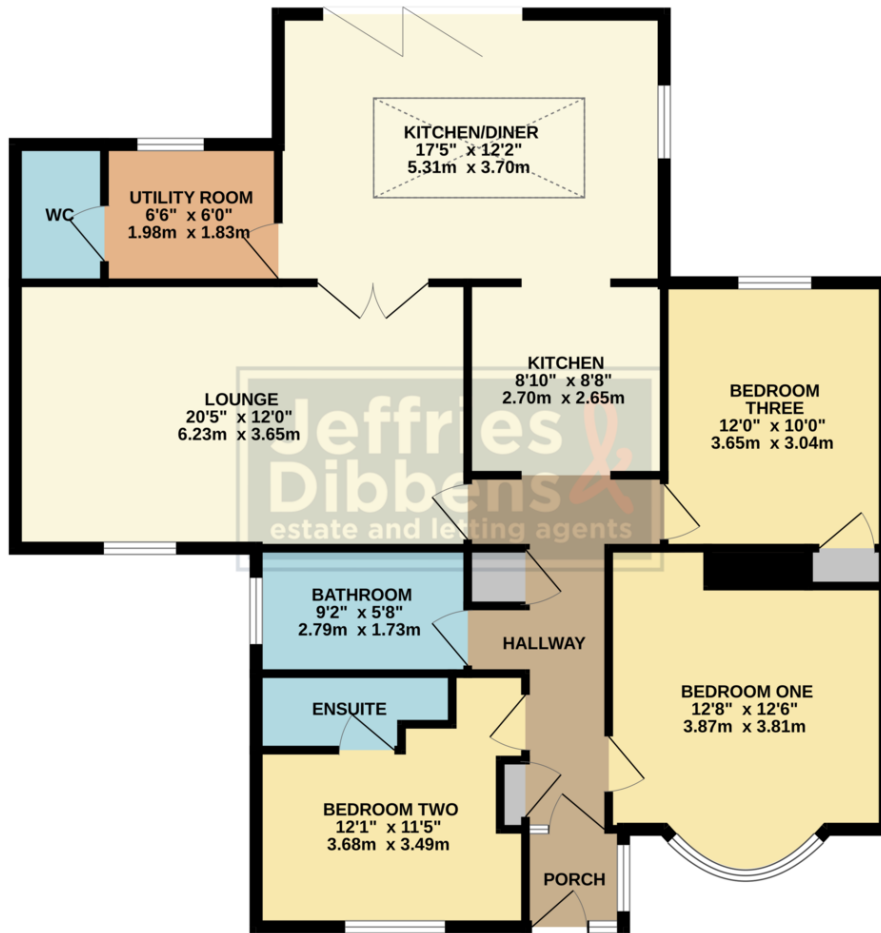
**KITCHEN** 8' 10" x 8' 8" (2.69m x 2.64m)

**KITCHEN/DINER** 17' 5" x 12' 2" (5.31m x 3.71m)

**UTILITY ROOM** 6' 6" x 6' (1.98m x 1.83m)

**WC**

GROUND FLOOR



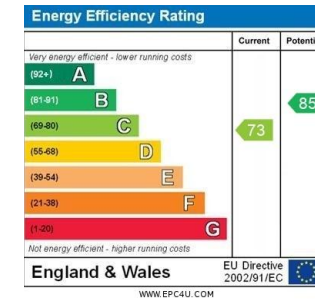
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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