



**Guide Price**  
**£270,000**

**Freehold**

2x  1x  1x 

**West Street, Havant,  
Hampshire, PO9**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- Lovely home with period features situated in a great location
- Extended property with a spacious bathroom
- Enclosed rear garden
- A short walk to Havant town centre with an array of shops and cafe's
- Private allocated parking to the rear
- Close to train station and travel links

## Accommodation

### GROUND FLOOR

Entrance Porch

Lounge/Dining Room: 23'7 x 10'10 (7.19m x 3.30m)

Kitchen: 15'1 x 6'11 (4.60m x 2.11m)

Study: 21'8 x 6'11 (6.61m x 2.11m)

### FIRST FLOOR

Landing

Bedroom 1: 11'10 x 10'4 (3.61m x 3.15m)

Bedroom 2: 11'10 x 6'11 (3.61m x 2.11m)

Bathroom

### SECOND FLOOR

Landing

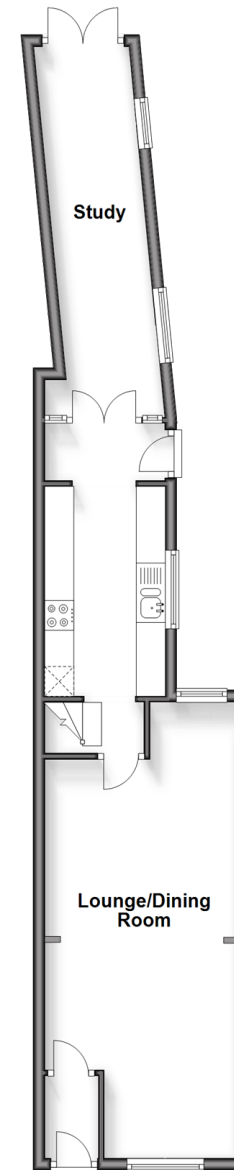
Loft Room

### OUTSIDE

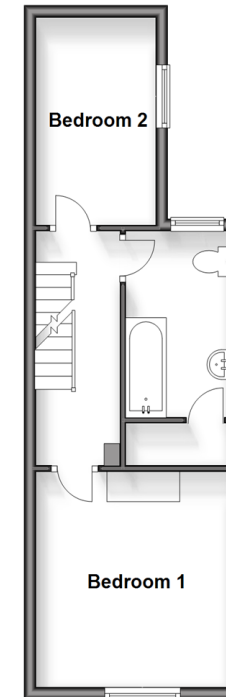
Rear Garden

Allocated Parking

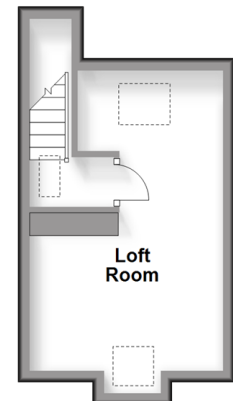
**Ground Floor**  
Approx. 45.8 sq. metres (493.1 sq. feet)



**First Floor**  
Approx. 32.9 sq. metres (354.0 sq. feet)



**Second Floor**  
Approx. 17.7 sq. metres (190.7 sq. feet)



**Call Havant - 023 92492708 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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