



OFFERS IN EXCESS OF  
**£295,000**  
**22 Stockheath Road**  
Havant, PO9 5HQ

## PROPERTY SUMMARY

This beautifully presented family home has undergone a comprehensive scheme of modernisation under current ownership offering contemporary living throughout. With off road parking to the front, the internal accommodation comprises a porch and hallway that opens to the wonderful open plan lounge and kitchen/diner, there is a convenient covered area to the side with a ground floor WC and a utility room that could be used as a study. The first floor landing leads to a stylish bathroom suite, and two well proportioned bedrooms with stairs to the loft room with rear skylight. The landscaped rear garden offers a sleek, low-maintenance entertaining space complete with a versatile summerhouse. Conveniently situated close to ample local amenities, schools making this an excellent family home. This ready to move in property is a must see, contact us at your soonest opportunity to arrange your appointment.

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**PORCH**

**HALLWAY**

**LOUNGE** 14' 5" x 13' 9" (4.39m x 4.19m)

**KITCHEN/DINER** 16' 9" x 7' 2" (5.11m x 2.18m)

**WC**

**UTILITY ROOM** 7' 7" x 6' 2" (2.31m x 1.88m)

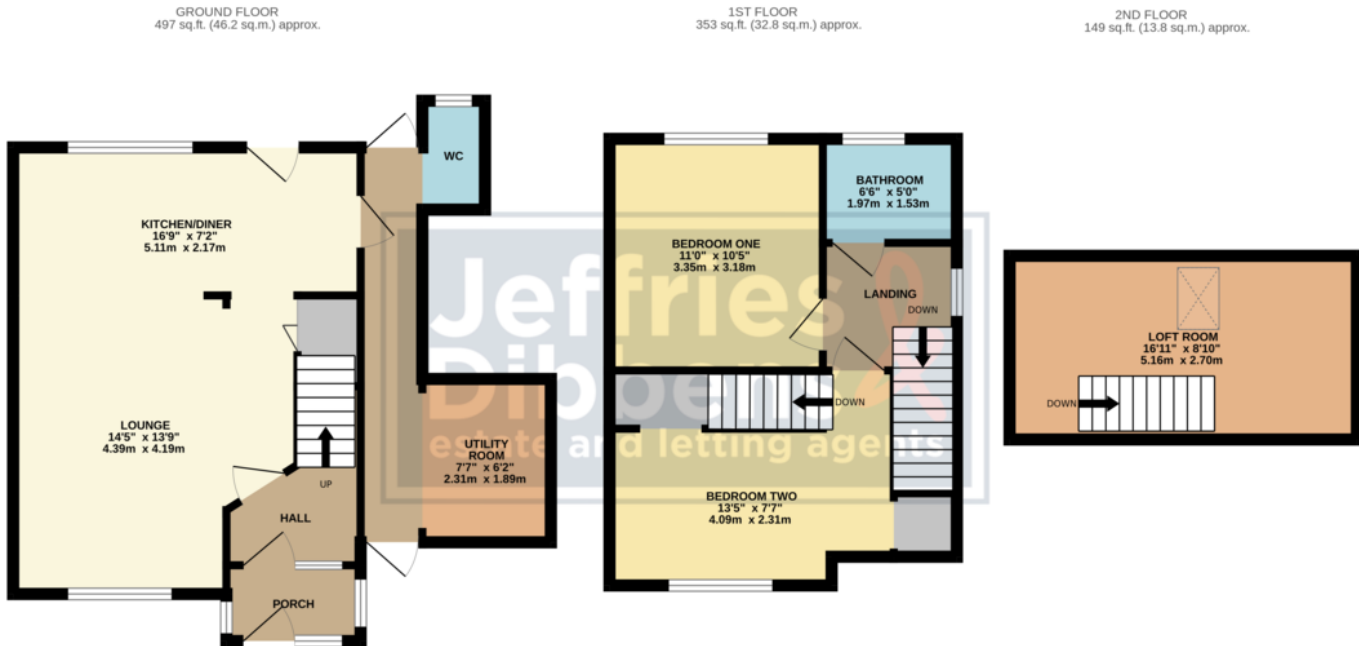
**BATHROOM** 6' 6" x 5' (1.98m x 1.52m)

**BEDROOM ONE** 11' x 10' 5" (3.35m x 3.18m)

**BEDROOM TWO** 13' 5" x 7' 7" (4.09m x 2.31m)

**LOFT ROOM** 16' 11" x 8' 10" (5.16m x 2.69m)

**SUMMERHOUSE** 15' 10" x 13' 4" (4.83m x 4.06m)



TOTAL FLOOR AREA : 999 sq.ft. (92.8 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**  
Freehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 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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