



£230,000
90 Prospect Lane
Havant, PO9 5NY

PROPERTY SUMMARY

Ideal home for first time buyers and downsizers alike, this two bedroom house is conveniently situated only a short walk from local schools, a shop and on public transport links. Accommodation comprising a contemporary fitted kitchen, large lounge/diner that opens up onto the private rear garden with rear pedestrian access, two double bedrooms and the family bathroom. With the added benefit of being located close to Staunton Farm & Country Park as well as Rowlands Castle there are lovely walk nearby. An internal viewing is essential to appreciate the true potential for this house. Contact us at your soonest convenience to arrange your viewing.





HALL

KITCHEN 9' 4" x 6' (2.84m x 1.83m)

LOUNGE/DINER 15' 5" x 12' 7" (4.7m x 3.84m)

LANDING

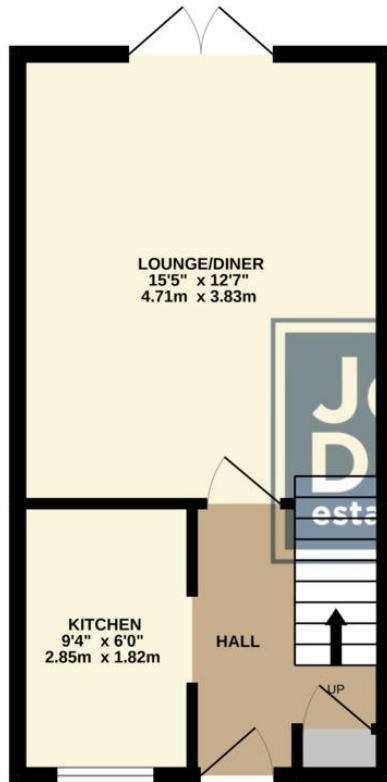
BEDROOM ONE 12' 7" x 9' 1" (3.84m x 2.77m)

BEDROOM TWO 9' 11" x 9' 7" (3.02m x 2.92m)

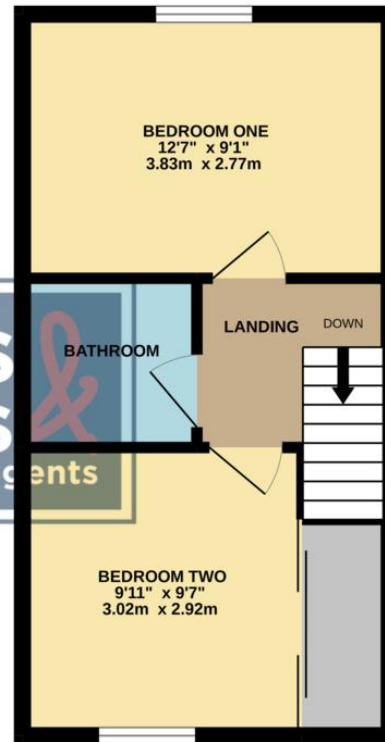
BATHROOM



GROUND FLOOR
312 sq.ft. (29.0 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 623 sq.ft. (57.9 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 A

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		90
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



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