

£265,000
76 Blendworth Crescent, Havant
PO9 2BG

PROPERTY SUMMARY

Occupying a popular crescent in Havant, this nicely presented and thoughtfully extended end-of-terrace home offers deceptively spacious accommodation, making it an ideal purchase for first-time buyers or young families. The heart of the home is the bright and inviting lounge, where patio doors open onto a large decked area. Beyond lies a low-maintenance, paved rear garden, providing the perfect space for entertaining. The stylish modern kitchen is well equipped with an excellent range of fitted units and work surfaces, complemented by integrated appliances including a five-burner hob, making it both practical and attractive for everyday living. A particular feature of the property is the flexibility offered by both a ground floor bathroom and a contemporary first-floor shower room. Upstairs, there are two generous double bedrooms, while the property's side extension and the removal of the chimney breast have enhanced the internal layout. Additional comforts include ceiling fans in both bedrooms and the lounge, helping to keep the home cool during the warmer months. To the front, the property benefits from off-road parking. Homes offering this combination of space, practicality and modern presentation are always in demand, so an early internal viewing is strongly recommended. Contact us today to arrange your appointment.

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ENTRANCE HALL

INNER HALL

BATHROOM

KITCHEN/BREAKFAST ROOM 11' x 10' 6"
(3.35m x 3.2m)

LOUNGE/DINER 17' 6" x 8' 10" (5.33m x 2.69m)

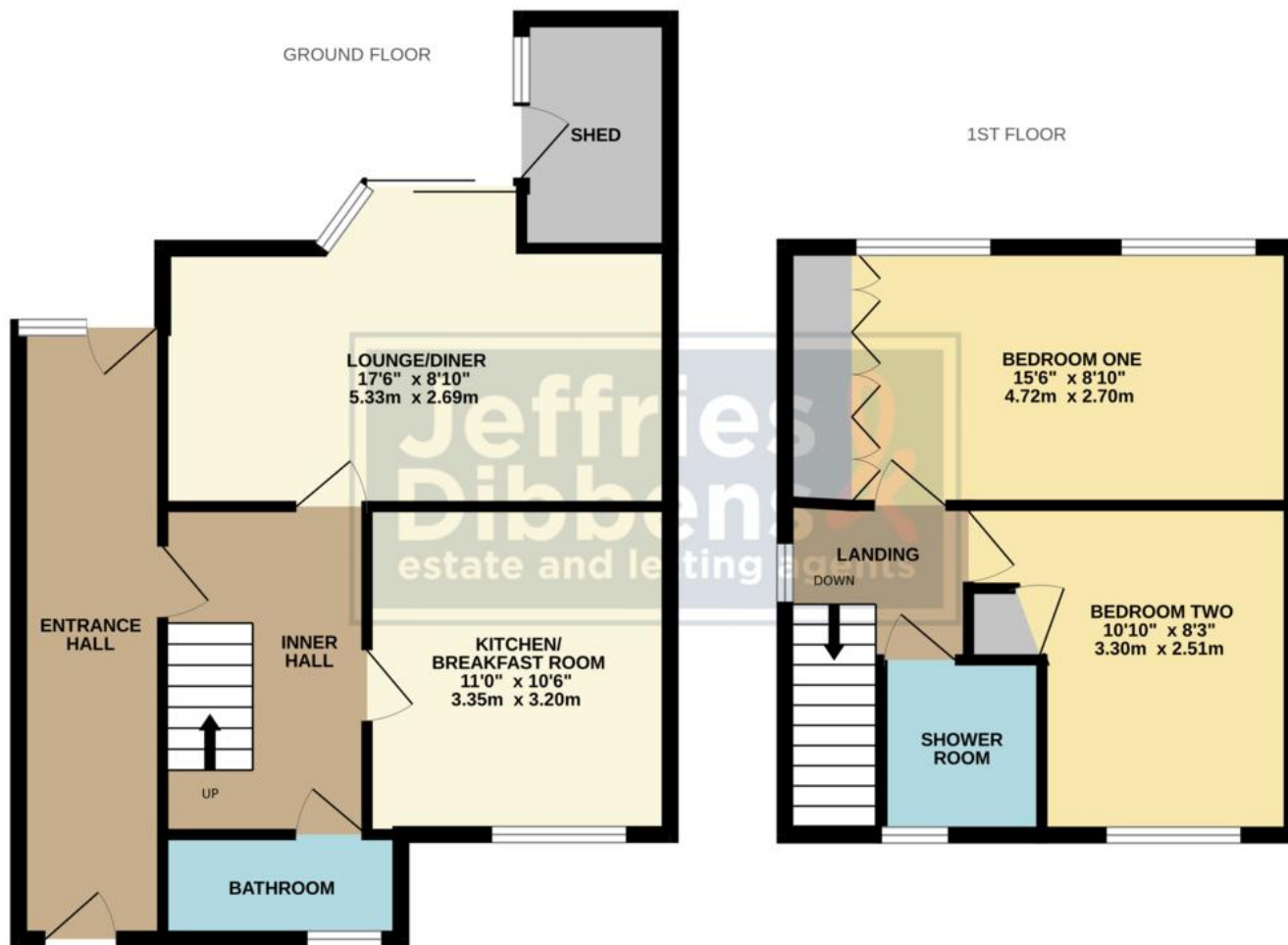
LANDING

BEDROOM ONE 15' 6" x 8' 10" (4.72m x 2.69m)

BEDROOM TWO 10' 10" x 8' 3" (3.3m x 2.51m)

SHOWER ROOM





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		
69-80	C	77 C	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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