

£400,000
4 Roman Way
Bedhampton, PO9 3PS

PROPERTY SUMMARY

Situated on a sought-after road, this extended three bedroom semi-detached family home offers spacious, immaculate accommodation throughout. The ground floor features a welcoming porch and hallway, a comfortable lounge, and a modern, fully integrated kitchen-diner. This flows seamlessly into a stunning family room with vaulted ceilings and roof windows, which opens directly onto the landscaped rear garden. The first floor landing leads to a contemporary bathroom suite and three well proportioned bedrooms, all benefitting from built in storage. Outside, the property boasts ample off-road parking to the front. The rear garden includes a versatile summerhouse/cabin and a garage (currently divided into two storage areas), with the potential to reinstate rear vehicular access to Scratchface Lane. Contact us at your soonest opportunity to arrange your appointment.

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PORCH

HALLWAY

LOUNGE 13' 10" x 11' 2" (4.22m x 3.4m)

KITCHEN/DINER 20' 4" x 9' 6" (6.2m x 2.9m)

FAMILY ROOM 12' x 9' 6" (3.66m x 2.9m)

LANDING

BATHROOM

BEDROOM ONE 11' x 10' (3.35m x 3.05m)

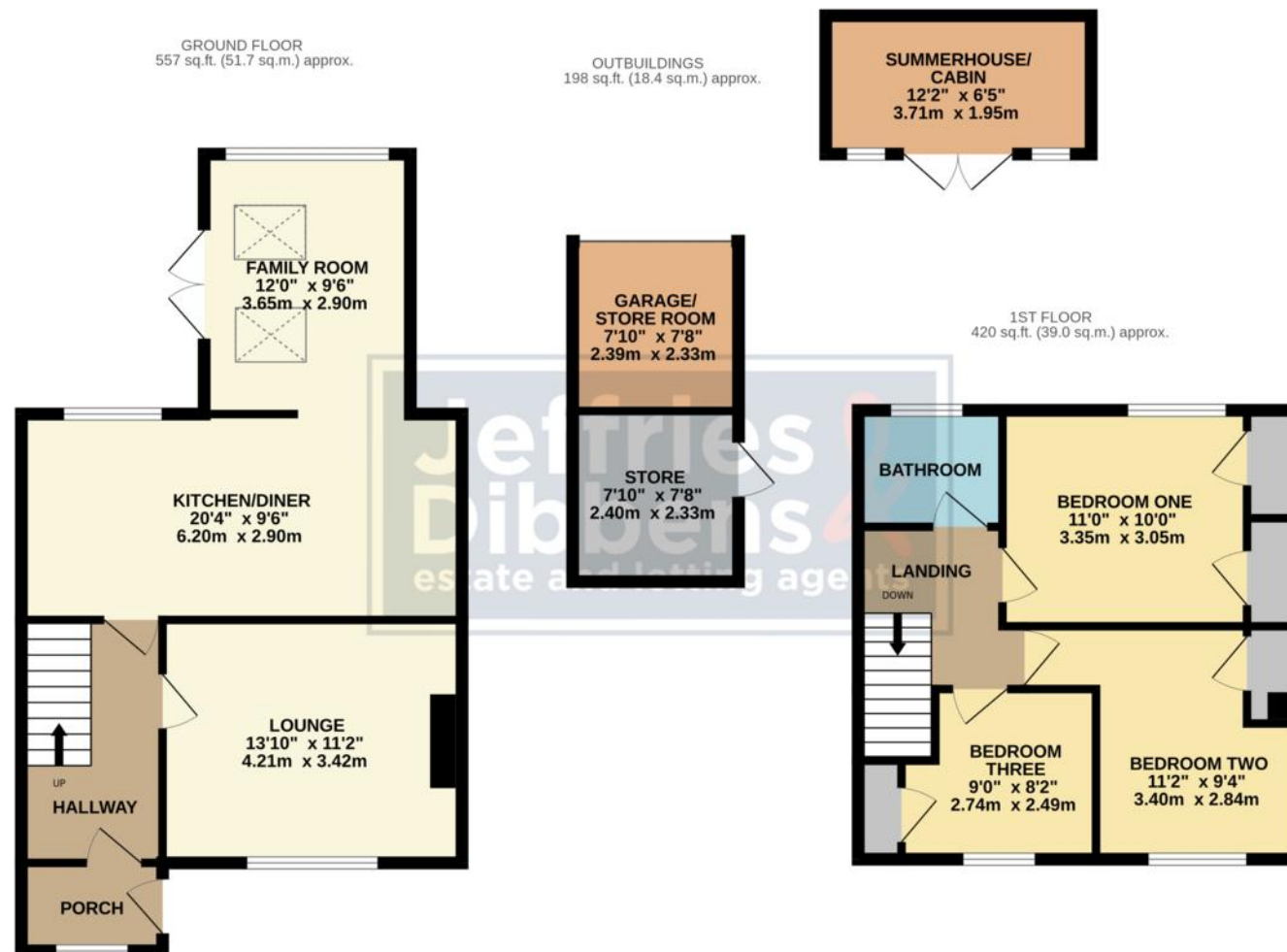
BEDROOM TWO 11' 2" x 9' 4" (3.4m x 2.84m)

BEDROOM THREE 9' x 8' 2" (2.74m x 2.49m)

GARAGE/STORE 7' 10" x 7' 8" (2.39m x 2.34m)

STORE 7' 10" x 7' 8" (2.39m x 2.34m)

SUMMERHOUSE/CABIN 12' 2" x 6' 5"
(3.71m x 1.96m)



TOTAL FLOOR AREA: 1174 sq.ft. (109.1 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 C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 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.

**Jeffries
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