



**£500,000**  
**Highfield, Staunton Road**  
Havant, PO9 1DH

## PROPERTY SUMMARY

Impressive detached family home located less than a mile from Havant Town Centre and mainline train station. This beautifully presented property sits well in its plot offering parking to the front, a sizeable lawned front garden and lovely low maintenance rear garden with a summerhouse. The internal accommodation comprises a large lounge that has been extended offering an extra sitting area, separate dining room with impressive bay window, contemporary fitted kitchen/breakfast room, with the first floor landing leading to three well proportioned double bedrooms and an incredible modern four-piece bathroom suite. Conveniently situated close to local amenities and transport links, we strongly believe this will make a wonderful family home. Internal viewings are essential to truly appreciate the size and quality of this stunning home, contact us today to arrange your appointment.

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**PORCH**

**HALLWAY**

**LOUNGE** 16' x 10' 10" (4.88m x 3.3m)

**SITTING AREA** 15' 2" x 6' 8" (4.62m x 2.03m)

**DINING ROOM** 12' 9" x 12' 6" (3.89m x 3.81m)

**WC**

**KITCHEN/BREAKFAST ROOM** 15' 4" x 10' 6"  
(4.67m x 3.2m)

**LANDING**

**BEDROOM ONE** 16' x 11' (4.88m x 3.35m)

**BEDROOM TWO** 12' 9" x 9' 5" (3.89m x 2.87m)

**BEDROOM THREE** 9' 7" x 7' 11" (2.92m x 2.41m)

**BATHROOM** 11' 3" x 6' 8" (3.43m x 2.03m)

**SUMMERHOUSE** 16' 3" x 12' 4" (4.95m x 3.76m)



GROUND FLOOR  
712 sq.ft. (66.1 sq.m.) approx.

1ST FLOOR  
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA: 1224 sq.ft. (113.7 sq.m.) approx.

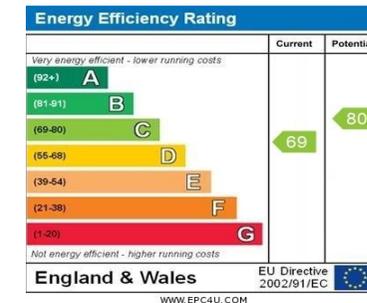
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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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