



**Guide Price**  
**£350,000**

**Freehold**

3x  1x  1x 

**Penk Ridge, Havant,  
Hampshire, PO9**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- Spacious and well presented home
- Ample parking for several cars and a garage
- Enclosed rear garden with pergola and fire pit
- New boiler in 2025
- Open plan lounge/dining area
- Close to daily amenities

## Accommodation

### GROUND FLOOR

Entrance Hallway  
 Lounge: 15'3 x 12'0 (4.65m x 3.66m)  
 Dining Area: 10'4 x 7'7 (3.15m x 2.31m)  
 Kitchen: 10'2 x 10'0 (3.10m x 3.05m)  
 Separate Toilet

### FIRST FLOOR

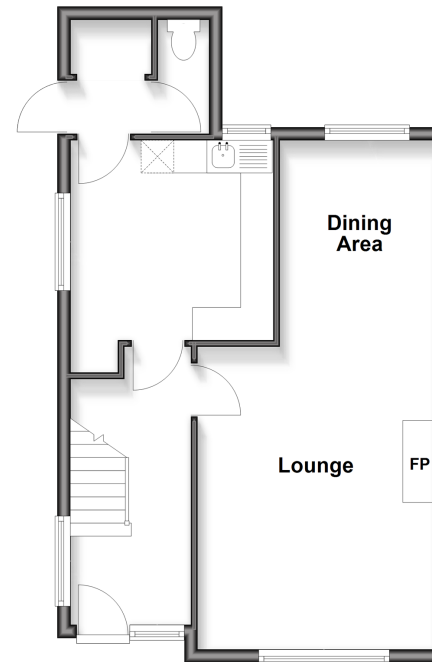
Landing  
 Bedroom 1: 11'6 x 9'9 (3.51m x 2.97m)  
 Bedroom 2: 13'8 x 10'1 (4.17m x 3.08m)  
 Bedroom 3: 8'3 x 8'0 (2.52m x 2.44m)  
 Shower Room

### OUTSIDE

Rear Garden  
 Garage  
 Driveway

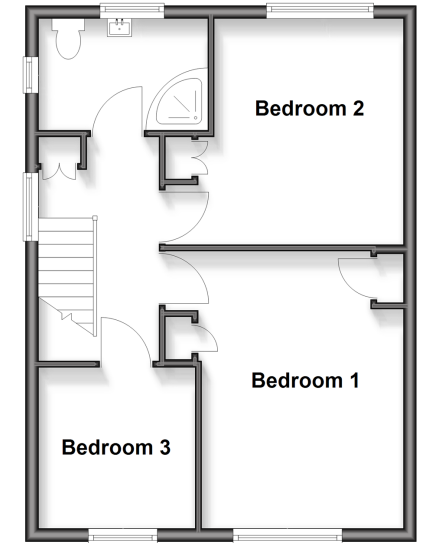
### Ground Floor

Approx. 46.6 sq. metres (501.7 sq. feet)



### First Floor

Approx. 43.4 sq. metres (467.5 sq. feet)



Call Havant - 023 92492708 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



41129770/20260216/VB/VB