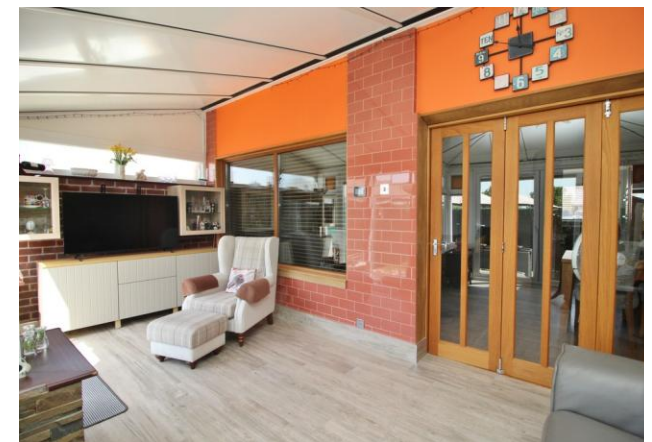




OFFERS IN EXCESS OF
£290,000
14 Bassett Walk
Warren Park, PO9 4NA

PROPERTY SUMMARY

Beautifully presented, three bedroom modern family home situated in a popular residential location, conveniently close to schools and amenities. This spacious property has been significantly enhanced by a large rear extension with underfloor heating, providing valuable additional living space ideal for modern family life. The accommodation includes a generous 19ft living room and a stunning contemporary fitted kitchen featuring integrated appliances including a dishwasher and eye-level oven, together with ample storage and worktop space. To the first floor are three well proportioned bedrooms and a stylish family bathroom complete with underfloor heating. Further benefits include gas central heating, double glazing and tasteful décor, allowing prospective purchasers to move straight in. Externally, the property enjoys a private westerly facing rear garden, perfect for enjoying the afternoon and evening sun, together with a 19ft garage and off-road parking. An internal viewing is highly recommended to fully appreciate the space, quality and convenient location that this exceptional family home has to offer.





PORCH

HALLWAY

KITCHEN 11' 10" x 12' 3" (3.61m x 3.73m)

LOUNGE/DINING ROOM 11' 10" x 19' 4" (3.61m x 5.89m)

CONSERVATORY 11' x 18' 4" (3.35m x 5.59m)

WC

LANDING

BEDROOM ONE 10' 9" x 11' 5" (3.28m x 3.48m)

BEDROOM TWO 10' x 10' 10" (3.05m x 3.3m)

BEDROOM THREE 10' 8" x 7' 7" (3.25m x 2.31m)

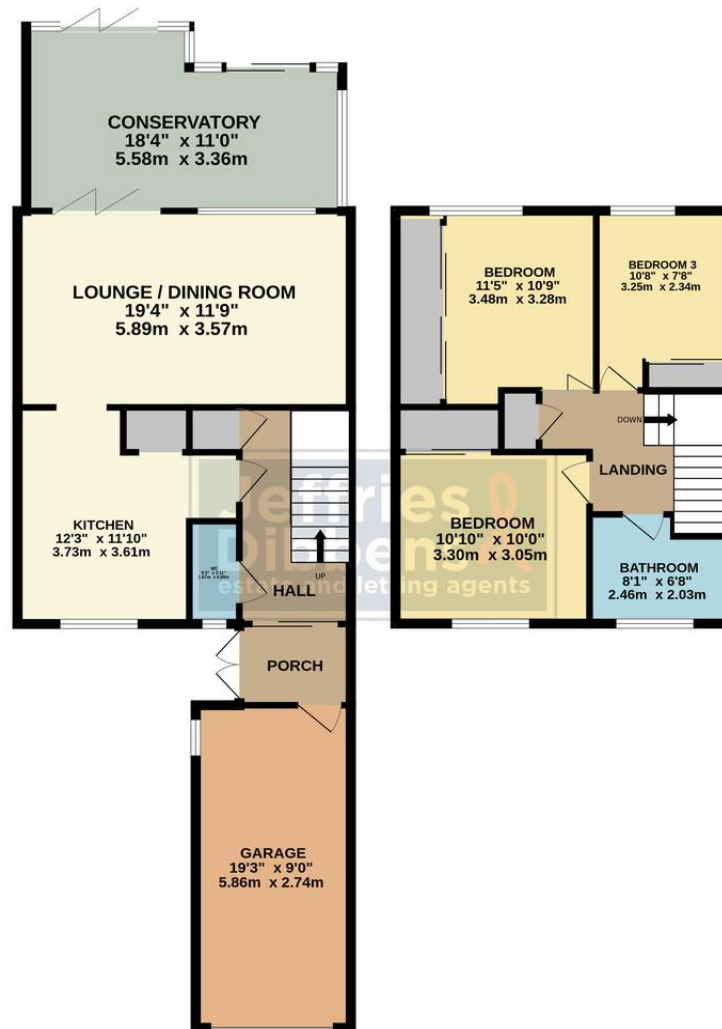
SHOWER ROOM 6' 8" x 8' 1" (2.03m x 2.46m)

GARAGE 19' 3" x 9' (5.87m x 2.74m)



GROUND FLOOR

FIRST FLOOR



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

EPC TO FOLLOW

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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