



**NESBITT & SONS**  
ESTATE AGENTS



## 14 Winkton Close, Havant, PO9 3EH Offers in the region of £250,000

Situated in the quiet cul-de-sac of Winkton Close, Havant, this charming mid-terrace home presents an excellent opportunity for first-time buyers and small families alike. With three bedrooms, this property offers ample space for a growing family or those seeking a comfortable home.

Upon entering, you are welcomed into a bright reception room that provides a perfect setting for relaxation or entertaining guests. The modern fitted kitchen, which overlooks the lovely enclosed garden is both functional and inviting. The garden itself is a peaceful retreat, offering a private outdoor area for leisure and enjoyment.

The property boasts a modern bathroom, ensuring practicality for everyday living. Its prime location is a significant advantage, as it is just a short distance from the bustling town centre and Havant train station, providing easy access to local amenities and transport links.

This home is not only a wonderful place to live but also represents a sound investment opportunity in a desirable area. With its combination of comfort, convenience, and charm, this property is sure to attract interest. Do not miss the chance to make this delightful house your new home.

## Entrance

Living Room 17'0 x 14'3 into bay (5.18m x 4.34m into bay)



Kitchen 16'10 x 7'0 (5.13m x 2.13m)



## Landing

Bedroom One 13'0 x 11'4 (3.96m x 3.45m)



Bedroom Two 11'4 x 7'1 (3.45m x 2.16m)



Bedroom Three 10'0 x 9'4 max (3.05m x 2.84m max)



### Bathroom 6'4 x 5'1 (1.93m x 1.55m)



### Outside

#### Front Garden

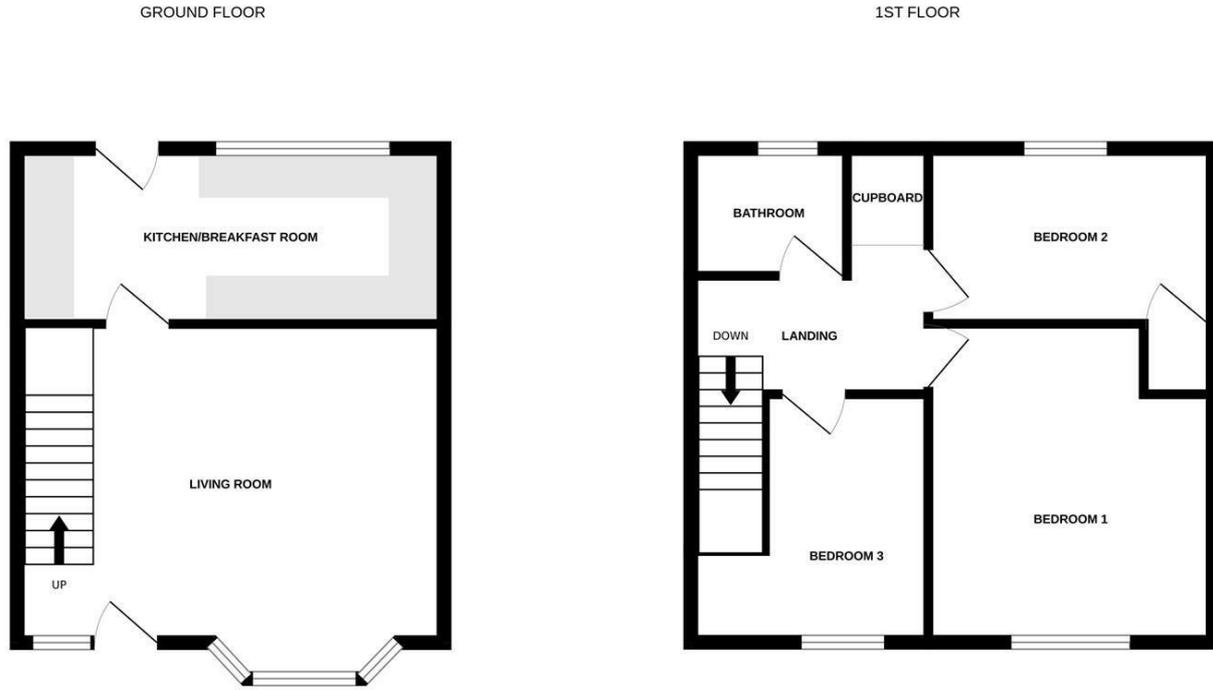
#### Rear Garden



### Location

The property is situated within easy reach of local amenities including local shops, schools and transport links including the A27 and A3(M). Bedhampton railway halt is also within easy walking distance of the property. Havant town centre can be found to the south offering a good range of high street shopping, churches, a selection of cafes, pubs and restaurants as well as a mainline train station with links to London.

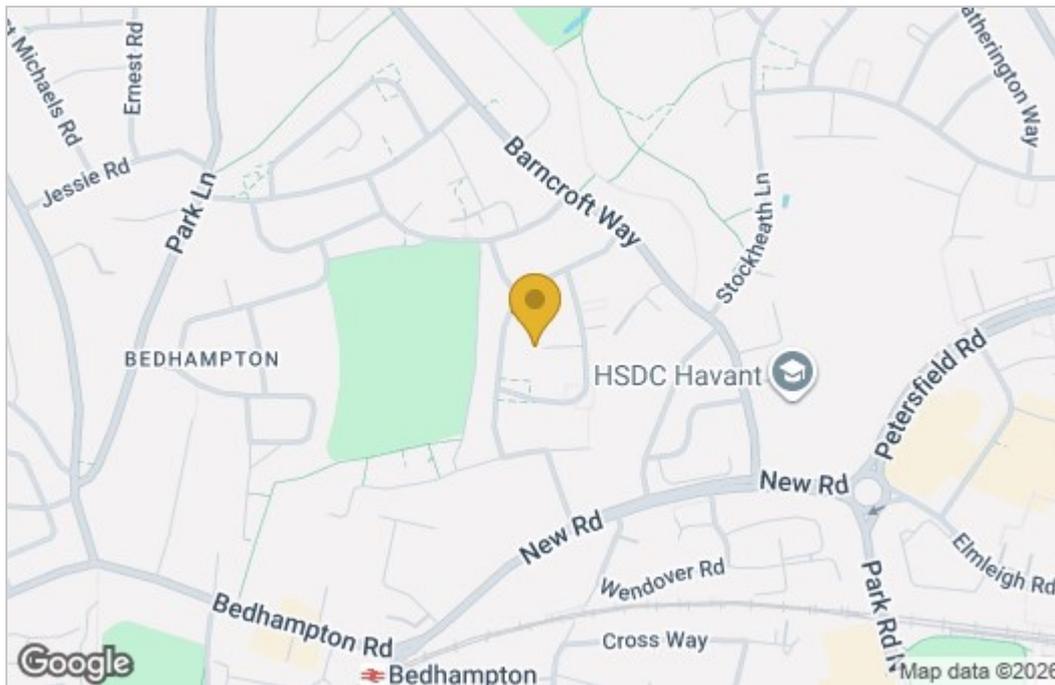
# Floor Plan



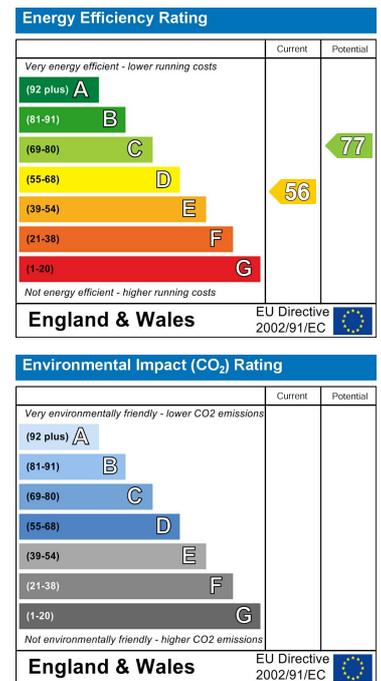
3 BEDROOM MID TERRACE

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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# Area Map



# Energy Efficiency Graph



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