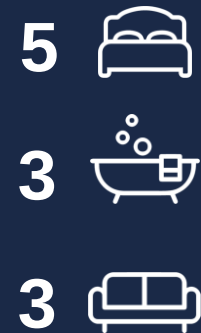




£675,000
6 Langbrook Close
Langstone, PO9 1RS

PROPERTY SUMMARY

Nestled in a sought-after Langstone cul-de-sac, this exceptional five-bedroom detached residence stands as one of the largest family homes on the road. Perfectly bridging coastal serenity with urban convenience, the home sits moments from Langstone Harbour and a half-mile stroll to Havant town centre and mainline railway station. The beautifully presented, spacious accommodation opens into a porch and generous dining hall, with a ground floor WC. Relax in the separate lounge, featuring a log burner and stylish bifold doors into a dedicated study, while the heart of the home is an impressive 23ft kitchen/breakfast room. Upstairs, five well-proportioned bedrooms feature fitted wardrobes, with the principal bedroom featuring a private en-suite, alongside the family bathroom suite. Outside boasts a large front garden, extensive driveway, garage, and a beautifully secluded rear garden oasis. Viewing is essential to appreciate this wonderful family home; contact us today to arrange your appointment.





PORCH

DINING HALL 19' x 16' (5.79m x 4.88m)

WC

KITCHEN/BREAKFAST ROOM 23' 3" x 9' 5"
(7.09m x 2.87m)

LOUNGE 16' 9" x 11' 5" (5.11m x 3.48m)

STUDY 13' x 10' (3.96m x 3.05m)

LANDING

BEDROOM ONE 16' 7" x 11' 4" (5.05m x 3.45m)

ENSUITE 11' 2" x 6' (3.4m x 1.83m)

BATHROOM 8' 6" x 6' (2.59m x 1.83m)

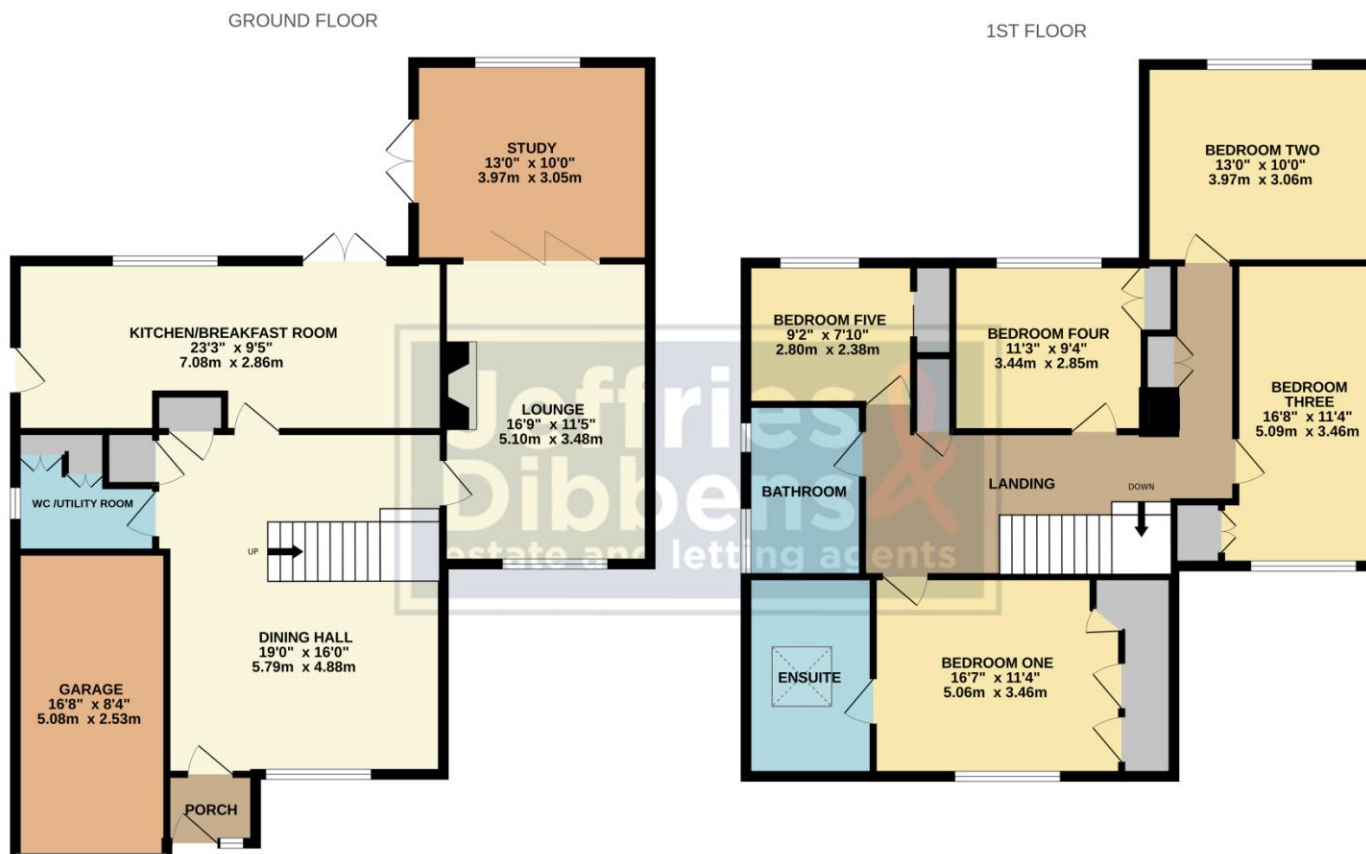
BEDROOM TWO 13' x 10' (3.96m x 3.05m)

BEDROOM THREE 16' 8" x 11' 4" (5.08m x 3.45m)

BEDROOM FOUR 11' 3" x 9' 4" (3.43m x 2.84m)

BEDROOM FIVE 9' 2" x 7' 10" (2.79m x 2.39m)

GARAGE 16' 8" x 8' 4" (5.08m x 2.54m)



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 F

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	67 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
Dibbens &**
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