

OFFERS IN EXCESS OF

£280,000

4 Mary Rose Close

Havant, PO9 4EW

PROPERTY SUMMARY

An immaculate and versatile three-bedroom family home, perfectly positioned on Mary Rose Close. Spanning three beautifully presented floors, this modern terraced property offers highly flexible living accommodation tailored for family life with ample storage available. The ground floor opens with a welcoming hallway leading to a separate kitchen and a convenient downstairs WC, culminating in a bright, spacious lounge diner that overlooks the rear garden. The first floor hosts a modern family bathroom and two well-proportioned bedrooms, while the top floor features a private master bedroom complete with eaves storage. Outside, a beautifully landscaped, low-maintenance rear garden provides a private oasis for entertaining with pergola & its own grape vine, complemented by convenient allocated parking. Located within easy reach of excellent local amenities, early internal viewing is highly recommended to fully appreciate the space, style, and quality on offer.





HALLWAY

KITCHEN 9' 10" x 7' 10" (3m x 2.39m)

WC

LOUNGE/DINER 14' 7" x 14' 5" (4.44m x 4.39m)

LANDING

BEDROOM TWO 14' 5" x 9' 4" (4.39m x 2.84m)

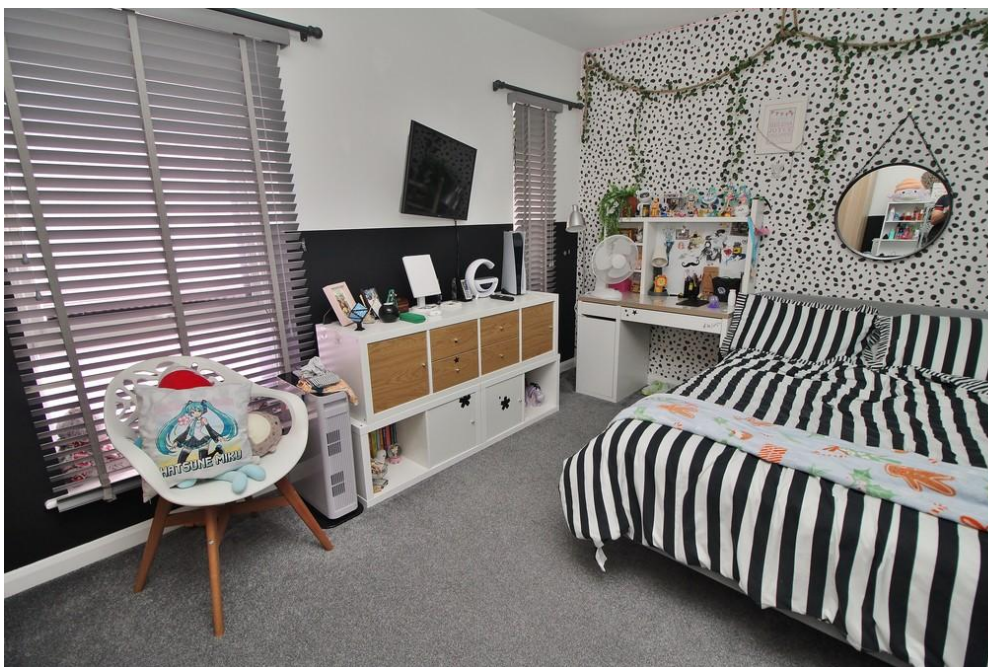
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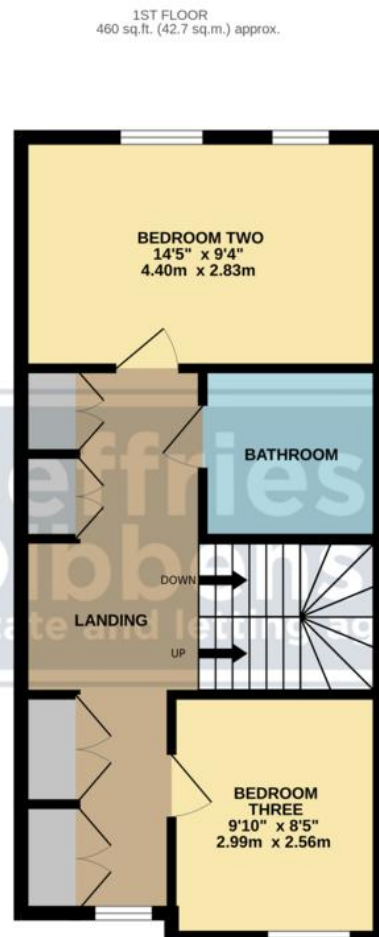
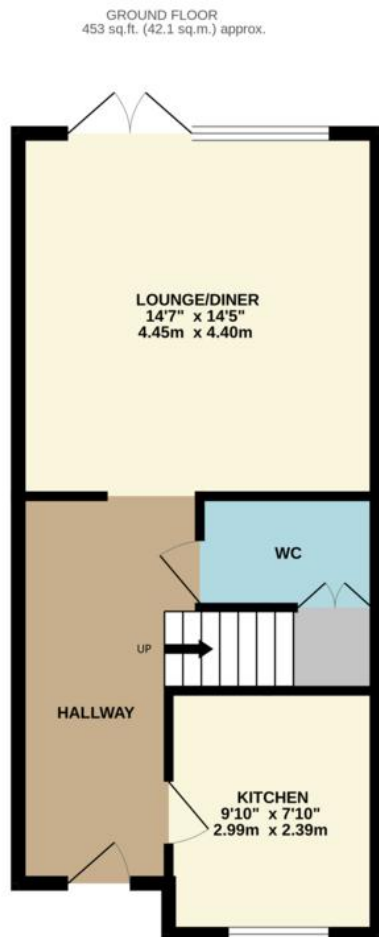
BEDROOM THREE 9' 10" x 8' 5" (3m x 2.57m)

LANDING

BEDROOM ONE 14' 5" x 9' 3" (4.39m x 2.82m)

ALLOCATED PARKING





TOTAL FLOOR AREA : 1185 sq.ft. (110.1 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	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.

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