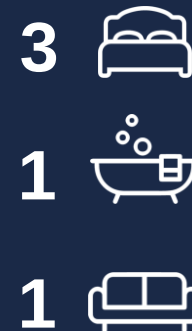


£460,000
25 Pook Lane
Warblington, PO9 2TH

PROPERTY SUMMARY

Offered with No Forward Chain, this beautifully presented three bedroom link-detached family home in sought-after Warblington has been completely modernised since 2023. Boasting a brand new roof, full rewire, new boiler, updated plumbing, and fresh plastering, it offers total peace of mind. The bright, triple-aspect open-plan lounge/diner and modern kitchen features integrated appliances and underfloor heating. A convenient garage conversion creates valuable front storage alongside a versatile rear utility room, perfect as a home study, there is also a ground floor WC. Upstairs, two generous double bedrooms and a single room are served by a contemporary refitted family bathroom suite. Externally, the property benefits from off road parking and a private lawned garden with side access. Located close to excellent transport links, schools and the ample amenities in Havant Town Centre. Beautifully finished to a high standard, viewings are highly recommended to appreciate the quality of this turn-key family home.





PORCH

HALL

WC

UTILITY ROOM 12' 5" x 8' 1" (3.78m x 2.46m)

STORAGE

LOUNGE/DINER 24' x 14' (7.32m x 4.27m)

KITCHEN 14' x 8' 5" (4.27m x 2.57m)

LANDING

BEDROOM ONE 14' x 10' 4" (4.27m x 3.15m)

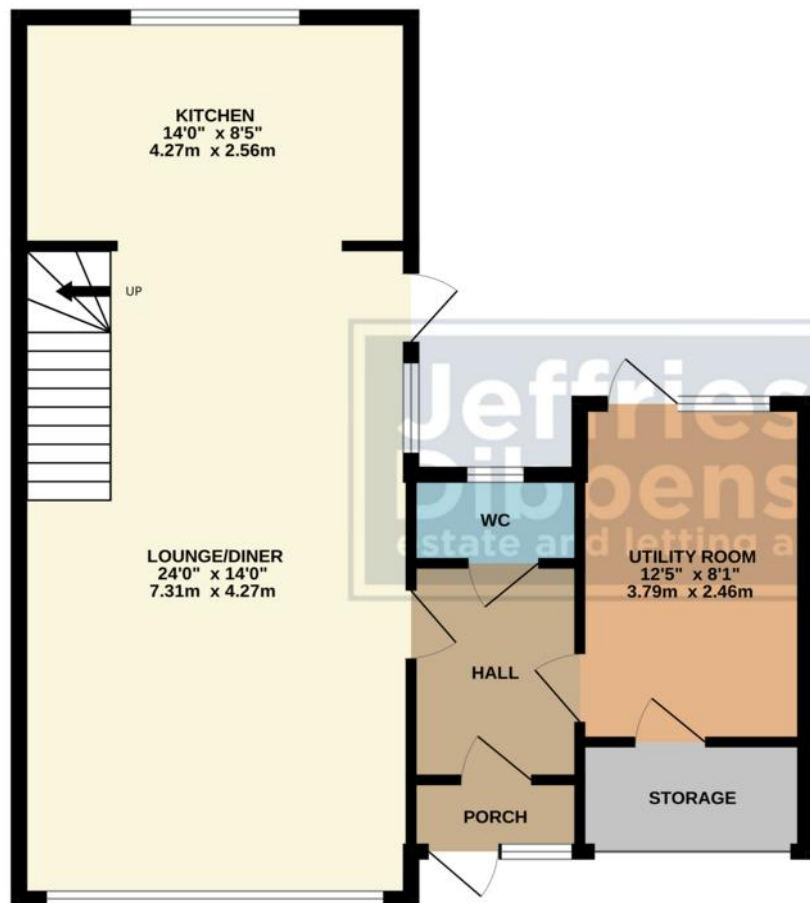
BEDROOM TWO 14' x 8' 5" (4.27m x 2.57m)

BEDROOM THREE 9' 8" x 7' 7" (2.95m x 2.31m)

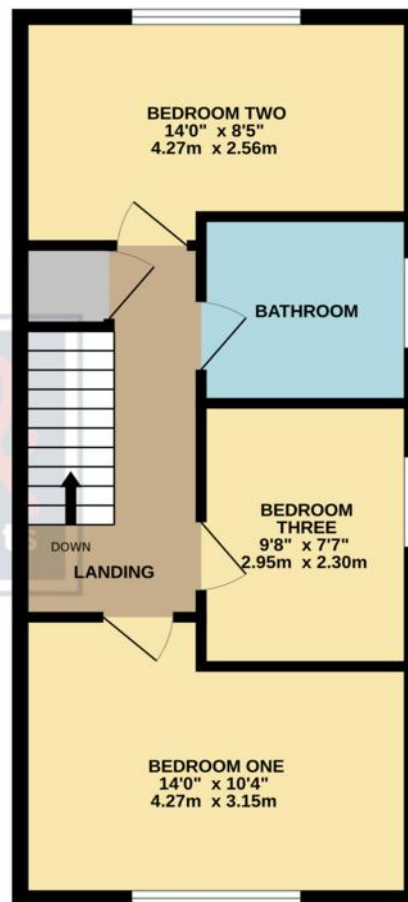
BATHROOM



GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1150 sq.ft. (106.8 sq.m.) approx.

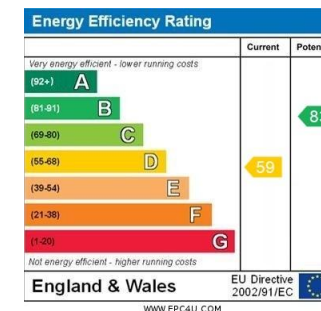
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 D

VIEWINGS
By prior appointment only



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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