



**£475,000**  
**2c Scratchface Lane**  
Bedhampton, PO9 3NG

## PROPERTY SUMMARY

Situated in a delightful area of Bedhampton, this three/four bedroom detached chalet bungalow has been recently modernised by the current owners. On the ground floor the property consists of a modern fitted kitchen, an open plan lounge / dining room, a sizeable double bedroom, a sunroom, the downstairs WC and one further reception room which can be utilised as the fourth bedroom or study. On the first floor, there are two further double bedrooms and the newly fitted four-piece bathroom suite. To the front of the property, there is a well-kept garden and ample off-road parking. To the rear you will find the low maintenance garden and the detached garage. We believe this to be an ideal family home.





## **ENTRANCE HALL**

**LOUNGE/DINER 23' 9" x 11' 11" (7.24m x 3.63m)**

**KITCHEN 11' 11" x 8' 10" (3.63m x 2.69m)**

**CONSERVATORY 9' 9" x 6' 7" (2.97m x 2.01m)**

**BEDROOM THREE 11' 0" x 9' 11" (3.35m x 3.02m)**

**BEDROOM FOUR/STUDY 8' 11" x 8' 5" (2.72m x 2.57m)**

**WC 5' 9" x 3' 2" (1.75m x 0.97m)**

**BEDROOM ONE 14' 6" x 9' 10" (4.42m x 3m)**

**BEDROOM TWO 14' 6" x 9' 11" (4.42m x 3.02m)**

**BATHROOM 9' 1" x 6' 4" (2.77m x 1.93m)**

**GARAGE**

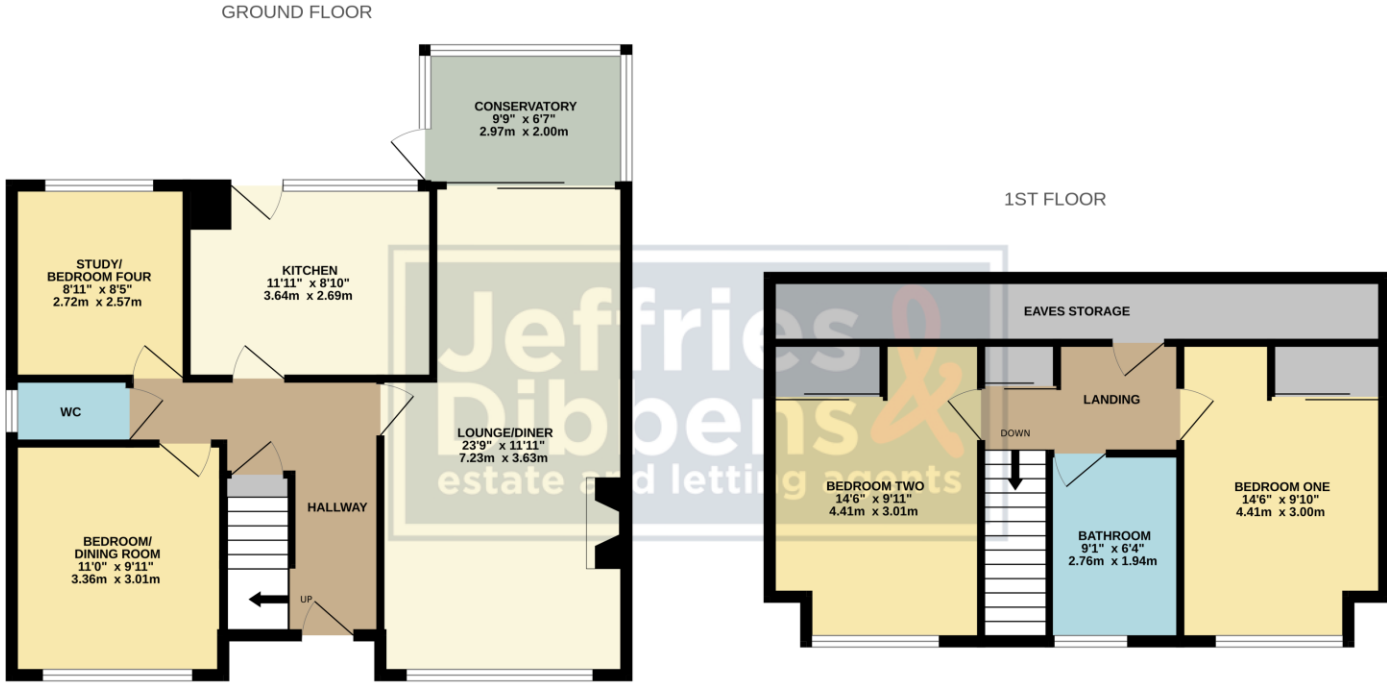


**LOCAL AUTHORITY**  
Havant Borough Council

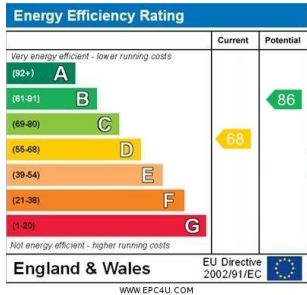
**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band D

**VIEWINGS**  
By prior appointment only



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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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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