



**39 Brunel Way, Havant, PO9 3NW**  
**Guide price £375,000**

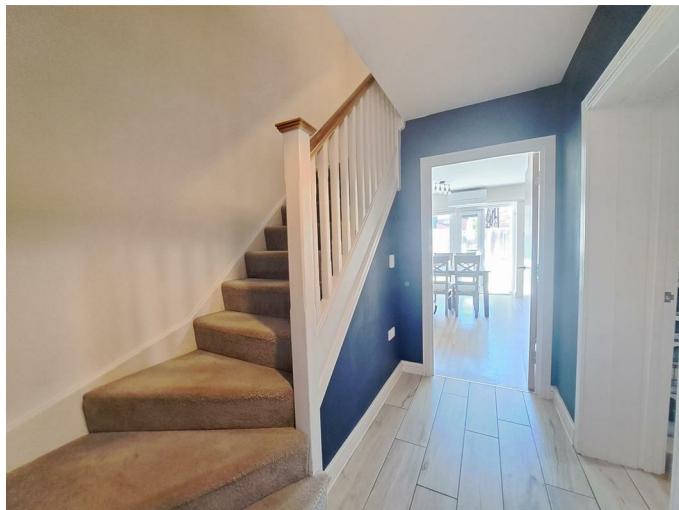
Nestled in the desirable area of Brunel Way, Bedhampton, this charming townhouse offers a perfect blend of modern living and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two modern bathroom suites provide ample facilities for busy mornings, ensuring comfort and privacy for all residents.

Upon entering, you are greeted by a stunning modern fitted kitchen/diner which is a true highlight, boasting French doors that open directly onto the garden, making it perfect for entertaining or enjoying al fresco dining during the warmer months. On the first floor there is a spacious living room that features a delightful Juliet balcony, allowing natural light to flood the space and creating a warm, inviting atmosphere.

The property is well-presented throughout, showcasing a contemporary design that is both stylish and functional. Additionally, the convenience of a driveway and integral garage offers secure parking and extra storage options, a rare find in many townhouses.

Situated close to local amenities and excellent commuter links, this home provides easy access to shops, schools, and transport options, making it an ideal choice for those who value both comfort and convenience. This townhouse is not just a house; it is a place where you can create lasting memories. Don't miss the opportunity to make this lovely property your new home.

Entrance Hallway



Living Room 18'3 x 15'5 max (5.56m x 4.70m max)



Bedroom Two 13'9 x 10'4 (4.19m x 3.15m)

Family Bathroom 7'2 x 6'1 (2.18m x 1.85m)



Downstairs WC 6'2 x 3'5 (1.88m x 1.04m)



Utility Room/Home Office 10'2 x 9'8 (3.10m x 2.95m)

Kitchen/Diner 18'2 x 14'0 max (5.54m x 4.27m max)



First Floor Landing

Second Floor Landing

Master Bedroom 11'2 x 10'4 (3.40m x 3.15m)

En-Suite 7'5 x 7'1 (2.26m x 2.16m)



Bedroom Three 10'4 x 6'7 (3.15m x 2.01m)

Outside

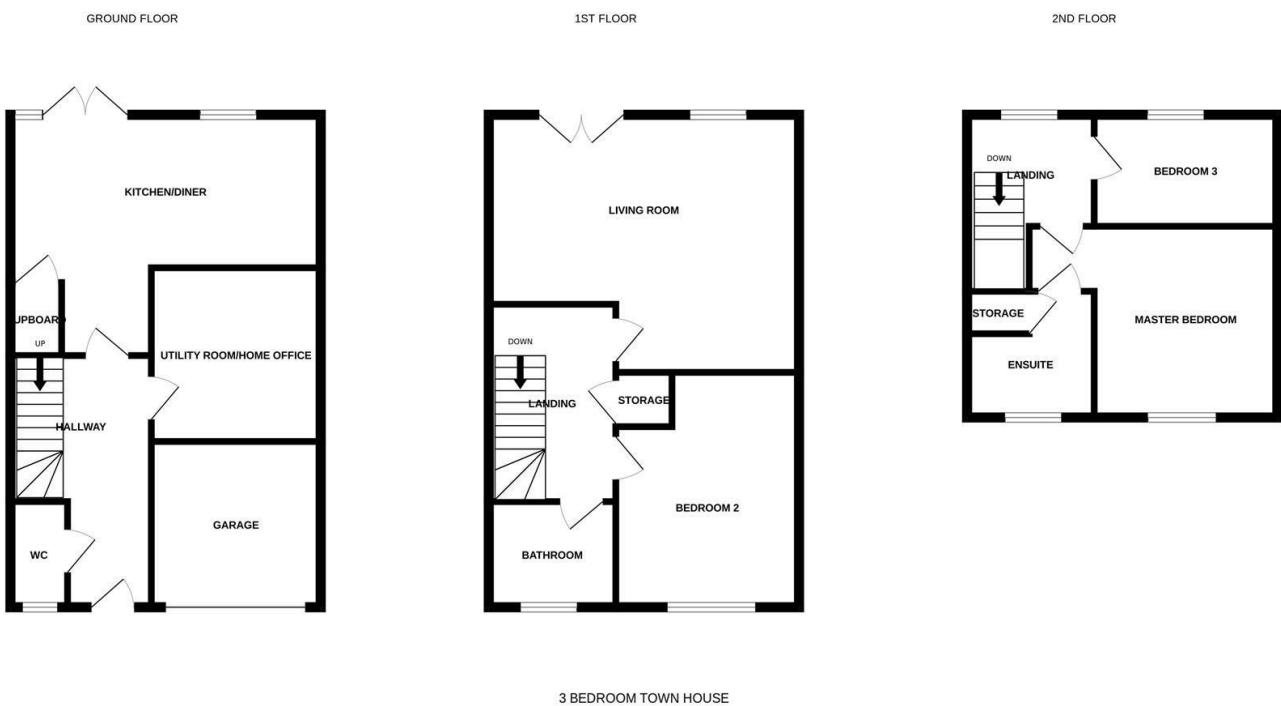
Driveway

Integral Garage

Garden



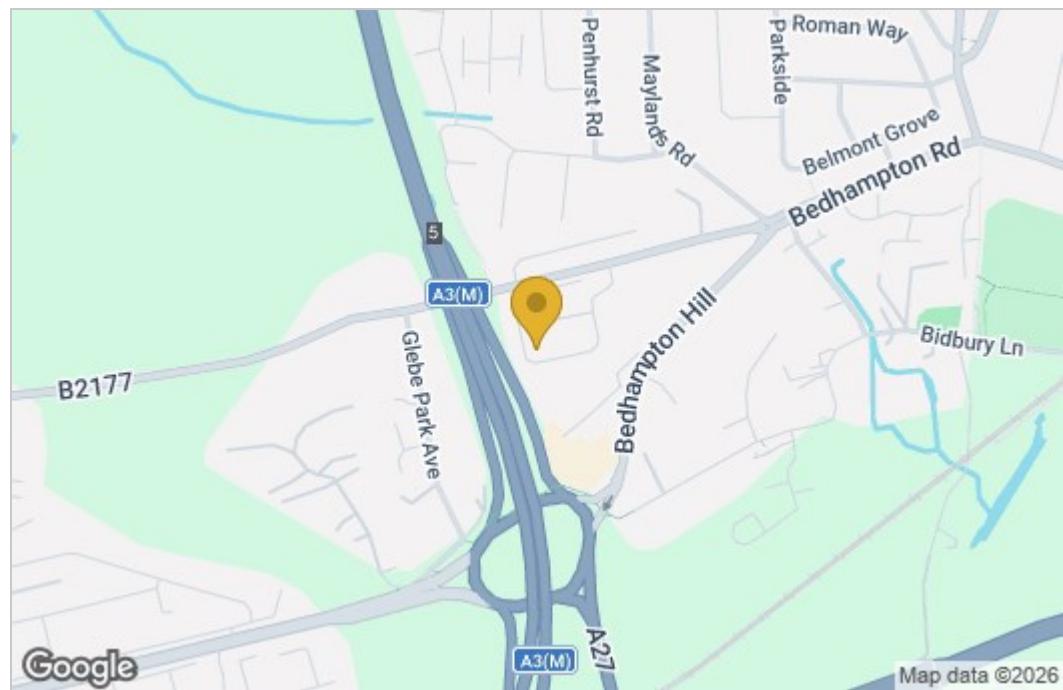
## Floor Plan



### 3 BEDROOM TOWN HOUSE

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.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.