



£655,000
253 Havant Road
Farlington, PO6 1DB

PROPERTY SUMMARY

Nestled on a generous plot along Havant Road, this spacious four-bedroom family home offers comfort, practicality, and charm. The ground floor features two inviting reception rooms, a bright conservatory, a well-appointed kitchen, and a convenient downstairs WC. Upstairs, you'll find four well-proportioned double bedrooms and a stylish modern family bathroom. One of the standout features of this property is its impressive rear garden, offering a private outlook, multiple seating areas, and beautifully maintained mature shrubs and bushes—perfect for relaxation and entertaining. Additional benefits include a driveway with ample off-road parking for multiple vehicles and a garage for added convenience. To experience this wonderful home first hand, contact our Drayton Office today to arrange your viewing!





FRONT Driveway leading to front of the property, lawn area and mature shrubs and bushes.

PORCH

HALLWAY

LOUNGE 16' 4 into bay" x 12' 9" (4.98m x 3.89m)

DINING ROOM 16' 8 max" x 12' 8" (5.08m x 3.86m)

CONSERVATORY 13' 5" x 11' 3" (4.09m x 3.43m)

KITCHEN 12' 4" x 10' 5" (3.76m x 3.18m)

REAR LOBBY

WC

FIRST FLOOR LANDING

BEDROOM ONE 16' 3 into bay" x 11' 2 to front of wardrobes" (4.95m x 3.4m)

BEDROOM TWO 14' 5" x 12' 9" (4.39m x 3.89m)

BEDROOM THREE 15' 9" x 10' 2" (4.8m x 3.1m)

BEDROOM FOUR 13' 5 to front of wardrobes" x 8' 0" (4.09m x 2.44m)

FAMILY BATHROOM

REAR GARDEN
GARAGE

GROUND FLOOR

1ST FLOOR



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
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band F

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	57	66
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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
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