



**£450,000**  
**59 Littlepark Avenue**  
Bedhampton, PO9 3QU

## PROPERTY SUMMARY

A rare opportunity has been presented to acquire a TWO BEDROOM BUNGALOW WITH A ONE BED ANNEXE ATTACHED! The property, which is nicely situated in a small side road off the well regarded Littlepark Avenue, backs onto the park and would make an absolutely ideal property for a variety of buyers, including large extended families and those looking for a unique property with flexible and versatile accommodation. The main bungalow comprises two bedrooms, a bathroom, a lounge and an open plan kitchen/dining area; whilst the annexe likewise has an open plan lounge/dining/kitchen area and a first floor bedroom and shower room. Outside there is a car hardstand to the front and side and rear gardens overlooking the park. NO FORWARD CHAIN.





## **HALL**

**LOUNGE** 12' 6" x 12' 6" (3.81m x 3.81m)

**KITCHEN/DINER** 19' 4" x 11' 10" (5.89m x 3.61m)

**BEDROOM ONE** 11' 11" x 10' 6" (3.63m x 3.2m)

## **BATHROOM**

**BEDROOM TWO** 11' 11" x 11' 1" (3.63m x 3.38m)

## **ANNEXE OPEN PLAN KITCHEN/LIVING SPACE**

31' 8" x 14' 9" (9.65m x 4.5m)

## **LANDING**

## **SHOWER ROOM**

**ANNEXE BEDROOM** 18' 10" x 11' 6" (5.74m x 3.51m)



GROUND FLOOR

1ST FLOOR



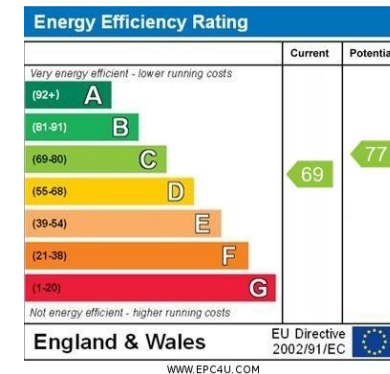
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**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



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