



OFFERS IN EXCESS OF
£450,000
14 First Avenue
Havant, PO9 2QN

PROPERTY SUMMARY

Located in a favoured tree-lined avenue, to the east of Havant town centre, this exceptionally spacious four bedroom detached house would make a wonderful family home. There are a host of excellent town centre amenities in nearby Havant, which is only a mile or so away, with its mainline railway station and Waitrose, whilst the picturesque harbourside village of Emsworth with its lovely independent shops and eateries is two miles or so to the west. There are also good schools nearby. Accommodation additionally includes a large double aspect lounge, separate dining room, kitchen and ground floor cloakroom. Parking is afforded via the shingle frontage and there is also a GARAGE. To the rear there is an enclosed rear garden. NO FORWARD CHAIN.





ENTRANCE HALL

WC

KITCHEN 11' 8" x 8' 9" (3.56m x 2.67m)

DINING ROOM 11' 8" x 8' 8" (3.56m x 2.64m)

LOUNGE 20' 4" x 11' 8" (6.2m x 3.56m)

GARAGE 17' 10" x 8' 10" (5.44m x 2.69m)

LANDING

BATHROOM 11' 9" x 6' 2" (3.58m x 1.88m)

BEDROOM ONE 11' 8" x 11' 3" (3.56m x 3.43m)

BEDROOM TWO 11' 8" x 10' 6" (3.56m x 3.2m)

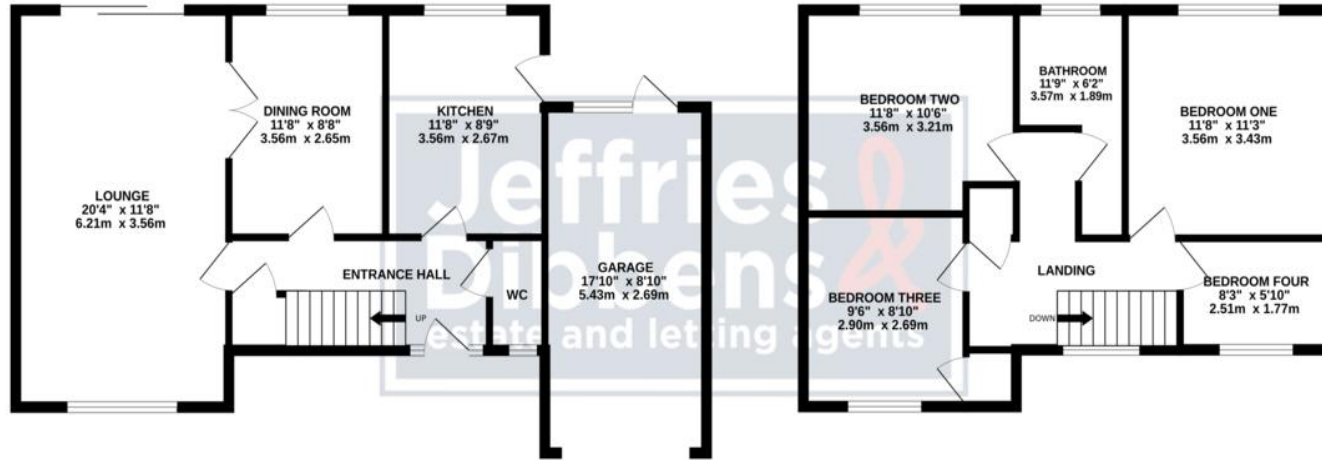
BEDROOM THREE 9' 6" x 8' 10" (2.9m x 2.69m)

BEDROOM FOUR 8' 3" x 5' 10" (2.51m x 1.78m)



GROUND FLOOR
699 sq.ft. (64.9 sq.m.) approx.

1ST FLOOR
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 1240 sq.ft. (115.2 sq.m.) approx.

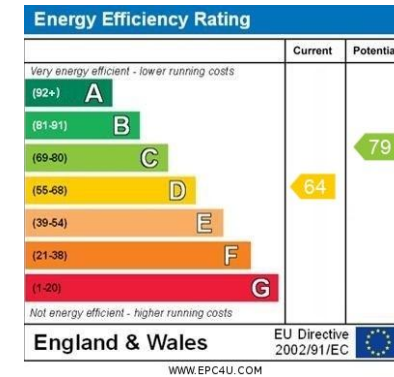
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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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