



# 1 Marlborough Park, Havant

Offers in Region of £500,000 Freehold



# 1 Marlborough Park

Havant,

Nestled in a sought-after location, this light and spacious four-bedroom detached family home presents an excellent opportunity for those seeking a property with great potential. The property features two reception rooms, offering ample space for both entertaining and relaxation. A cloakroom adds convenience to the layout, while the well-proportioned bedrooms provide comfortable accommodation for a growing family. Some modernisation is required, allowing the new owners the chance to put their personal stamp on the property.

Externally, the low-maintenance garden with a patio area offers a private sanctuary for outdoor living and dining. The garage and driveway provide off-road parking, ensuring that there is ample space for multiple vehicles. This property presents the perfect canvas for a discerning buyer seeking a family home in a coveted location. Offered with no forward chain, this opportunity is not to be missed – arrange a viewing today to appreciate the potential this property has to offer.

- Light & Spacious Four Bedroom Detached Family Home
- Two Reception Rooms
- Cloakroom
- Some Modernisation Required
- Low Maintenance Garden With Patio Area
- Garage & Drive Providing Off Road Parking





## 1 Marlborough Park, Havant

Approximate Area = 1429 sq ft / 132.7 sq m

Garage = 144 sq ft / 13.4 sq m

Outbuildings = 94 sq ft / 8.7 sq m

Total = 1667 sq ft / 154.9 sq m

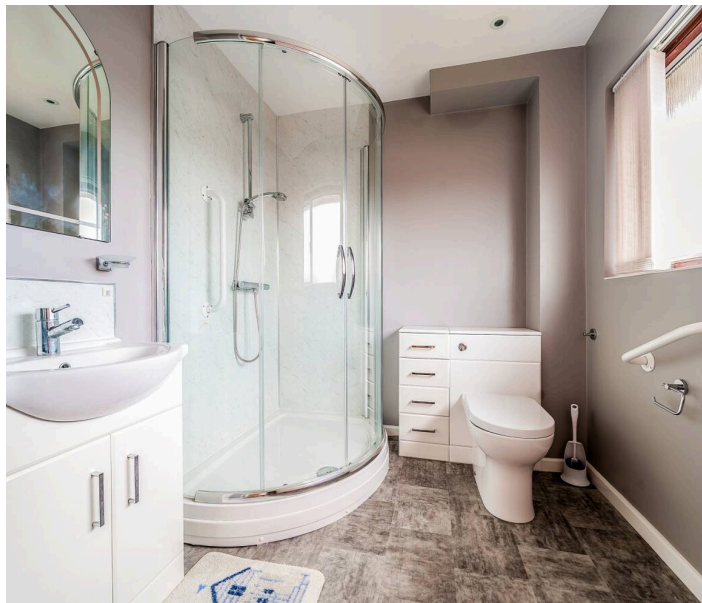
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntkhecom 2025. Produced for Henry Adams. REF: 1252139







Council Tax band: F  
EPC E

#### Location

Marlborough Park is well located in the popular residential area of Denvilles within easy reach of Havant which offers excellent shopping including a Waitrose and mainline station on the London/Portsmouth and Victoria/Southampton lines. There is also a nearby halt at Warblington. The A27 nearby provides access to the Cathedral City of Chichester to the east with its Festival Theatre and racing at Goodwood and Portsmouth to the west with its historic Dockyard and HMS Victory, the Mary Rose and the Warrior. The pretty waterside hamlet of Langstone, less than a mile away offers leisurely foreshore walks and Emsworth, a thriving village approximately a mile to the east, has two sailing clubs and access to the delights of Chichester Harbour.

Henry Adams - Emsworth Henry Adams LLP,

15 North Street,

Emsworth

PO10 7BY

01243 377773

[emsworth@henryadams.co.uk](mailto:emsworth@henryadams.co.uk)

[www.henryadams.co.uk/#](http://www.henryadams.co.uk/#)

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.