



349 Purbrook Way, Havant

Guide Price £265,000 Freehold



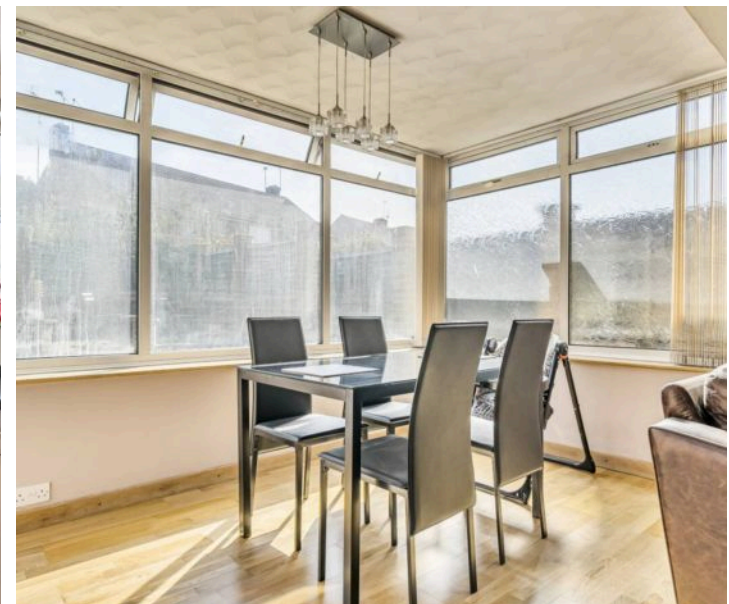
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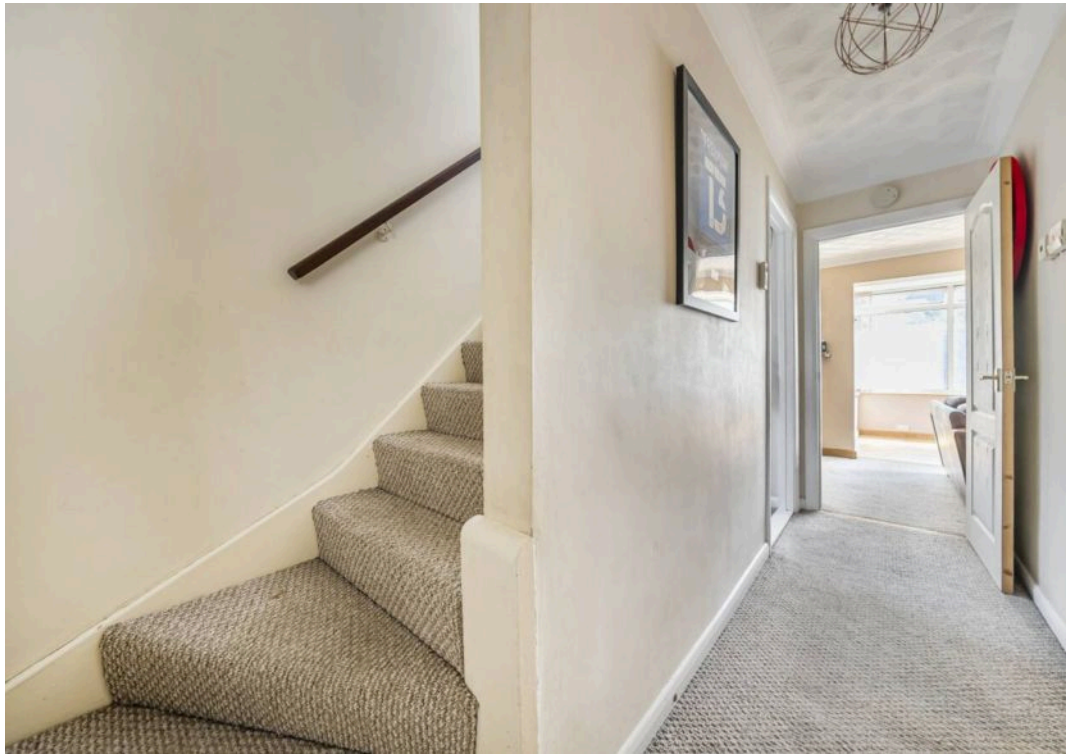
Havant

- Two Bedroom Semi Detached House With Double Garage
- Some Modernisation Required
- Fitted Kitchen
- Spacious Sitting / Dining Area With Door To Garden
- Cloakroom
- Two Double Bedrooms With Fitted Cupboards
- Family Bathroom
- Low Maintenance Garden
- Potential To Extend STP
- Drive & Double Garage Providing Ample Parking

Presenting this spacious semi-detached house boasting two bedrooms and a double garage, this property offers a fantastic opportunity for those seeking a residence with potential. Requiring some modernisation, this abode presents a unique chance to create a personalised and stylish living space.

The property's ground floor is comprised of a fitted kitchen, perfect for culinary enthusiasts, and a spacious sitting/dining area that beautifully connects to the garden through a convenient door. The cloakroom on this level adds to the practicality of the space, catering for modern living needs. Ascending to the first floor, two generously sized double bedrooms await, each complemented by fitted cupboards, providing ample storage solutions. A well-appointed family bathroom completes the upper level, offering convenience and comfort for the occupants.







GROUND FLOOR

349 Purbrook Way

Approximate Area = 865 sq ft / 80.3 sq m

Garage = 376 sq ft / 34.9 sq m

Outbuilding = 46 sq ft / 4.2 sq m

Total = 1287 sq ft / 119.4 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). © nichecom 2025. Produced for Henry Adams. REF: 1328277

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The property boasts a low-maintenance garden, ideal for those with a busy lifestyle desiring a tranquil outdoor space without the upkeep demands. The potential to extend, subject to planning, presents a promising opportunity to further enhance the property and tailor it to individual preferences and requirements.

Furthermore, the presence of a drive and a double garage ensures the convenience of ample parking space, a sought-after feature in today's bustling world. This provision caters to the practical needs of modern living, offering security and ease for residents and their visitors alike.

The property is well located for easy access to the good local shopping in Havant including a Waitrose and two shopping centres. The mainline station on the Portsmouth/London Waterloo line to the north and Brighton/Southampton to the east/west is nearby, as is the renowned sixth form Havant College. The property also has easy access to Chichester via the A27, Southampton via the M27 and London via the A3(M). The delights of the South Downs and rural pursuits to the north, including the picturesque village of Rowlands Castle, on the edge of the recently created South Downs National Park, as well as Chichester and Langstone Harbours with their many sailing clubs to the south, make this an attractive area in which to live.

Council Tax band: B

EPC Energy Efficiency Rating: D





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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.