



**Price**  
**£235,000**

**Freehold**

2x  1x  1x 

**Itchen Road, Havant,  
Hampshire, PO9**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- Neatly presented home with views of open fields at rear
- Log burner in lounge
- Modern bathroom
- Low maintenance garden with back entrance and garage
- Great for first time buyers and investors

## Accommodation

### GROUND FLOOR

Hallway

Lounge: 14'7 x 13'10 (4.45m x 4.22m)

Kitchen: 17'10 x 8'10 (5.44m x 2.69m)

Porch

Store Room: 8'10 x 7'3 (2.69m x 2.21m)

### FIRST FLOOR

Landing

Bedroom 1: 17'10 x 11'2 (5.44m x 3.41m)

Bedroom 2: 11'7 x 11'6 (3.53m x 3.51m)

Shower Room

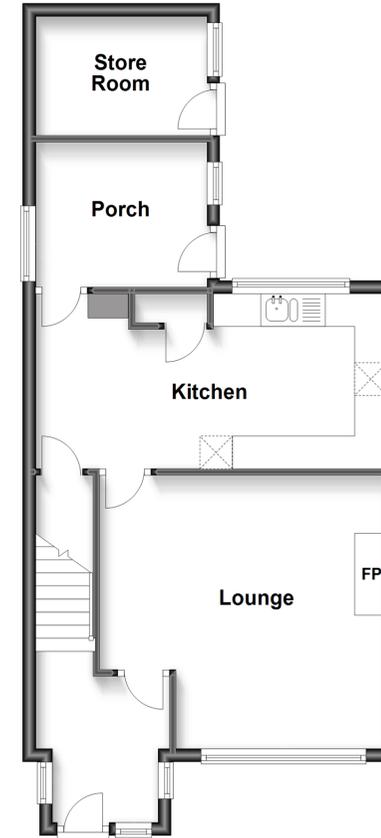
### OUTSIDE

Front and Rear Garden

Garage

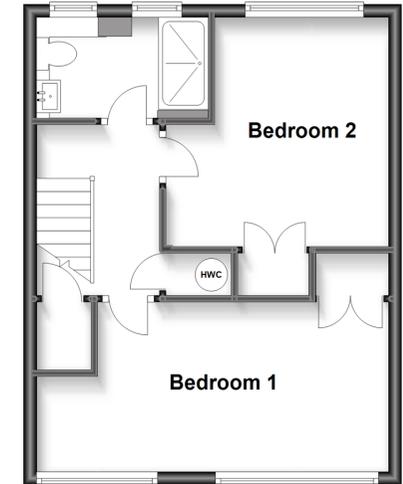
### Ground Floor

Approx. 51.0 sq. metres (548.8 sq. feet)



### First Floor

Approx. 37.9 sq. metres (407.6 sq. feet)



**Call Havant - 023 92492708 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



41127114/20230114/LS1/LS1