



**Price**  
**£350,000**

**Freehold**

3x  3x  1x 

**West Street, Havant,  
Hampshire, PO9**



**cubitt & west**  
Helping you move forwards



## Main features

- Large family town house in a prominent location
- Versatile living space
- Enclosed low maintenance rear garden
- Garage and 2 allocated parking spaces
- Close to Havant town centre and train station
- Walking distance to cafe's and shop's

## Accommodation

### GROUND FLOOR

**Entrance Hall**  
**Study:** 11'2 x 7'5 (3.41m x 2.26m)  
**Cloakroom**  
**Utility Room:** 7'2 x 4'9 (2.19m x 1.45m)  
**Kitchen:** 13'5 x 9'7 (4.09m x 2.92m)

### FIRST FLOOR

**Landing**  
**Lounge:** 13'5 x 12'3 (4.09m x 3.74m)  
**Bedroom 3:** 13'5 x 9'8 (4.09m x 2.95m)  
**Shower Room**

### SECOND FLOOR

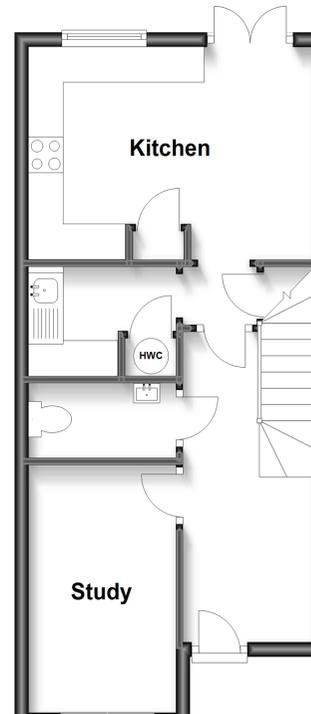
**Landing**  
**Bedroom 1:** 13'5 x 9'8 (4.09m x 2.95m)  
**En-Suite Bathroom**  
**Bedroom 2:** 13'6 x 9'3 (4.12m x 2.82m)  
**En-Suite Shower Room**

### OUTSIDE

**Front and Rear Garden**  
**Garage and Off Road Parking**

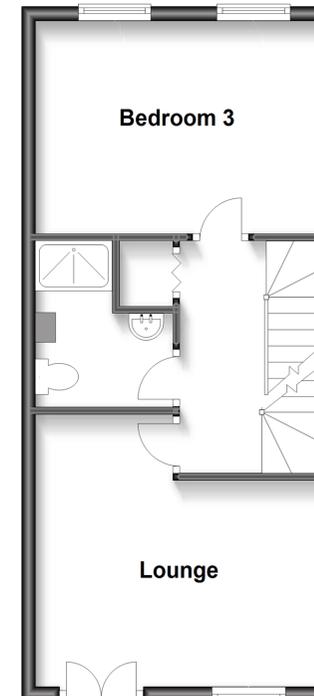
### Ground Floor

Approx. 36.5 sq. metres (393.3 sq. feet)



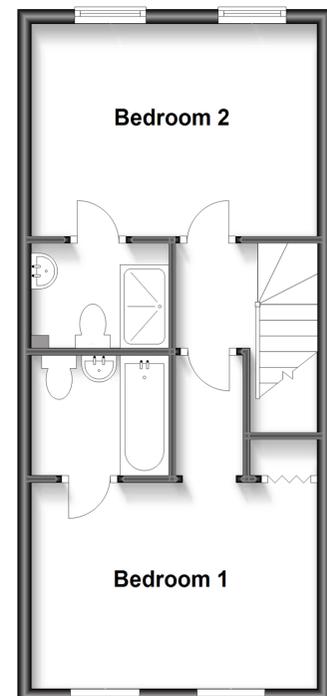
### First Floor

Approx. 38.5 sq. metres (414.5 sq. feet)



### Second Floor

Approx. 38.5 sq. metres (414.5 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



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