



**Guide Price**  
**£305,000**

**Freehold**

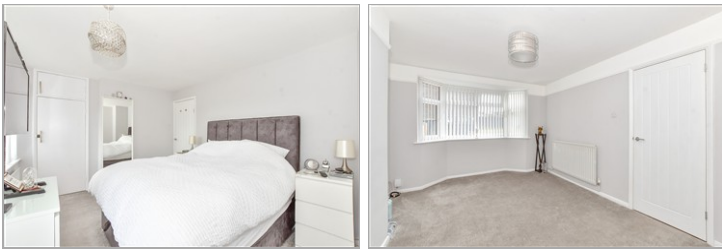
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**St. Albans Road, Havant,  
Hampshire, PO9**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Immaculately presented throughout
- Modern refitted kitchen
- Scope for further extending (subject to planning permission)
- Front and rear driveway for several vehicles
- Close to local amenities and travel links

## Accommodation

### GROUND FLOOR

Hallway

Cloakroom

Lounge: 13'4 x 13'0 (4.07m x 3.97m)

Dining Room: 13'7 x 10'4 (4.14m x 3.15m)

Kitchen: 16'9 x 6'9 (5.11m x 2.06m)

Utility Room With Toilet: 9'4 x 4'3 (2.85m x 1.30m)

### FIRST FLOOR

Landing

Bedroom 1: 14'4 x 10'2 (4.37m x 3.10m)

Bedroom 2: 10'8 x 10'6 (3.25m x 3.20m)

Bathroom

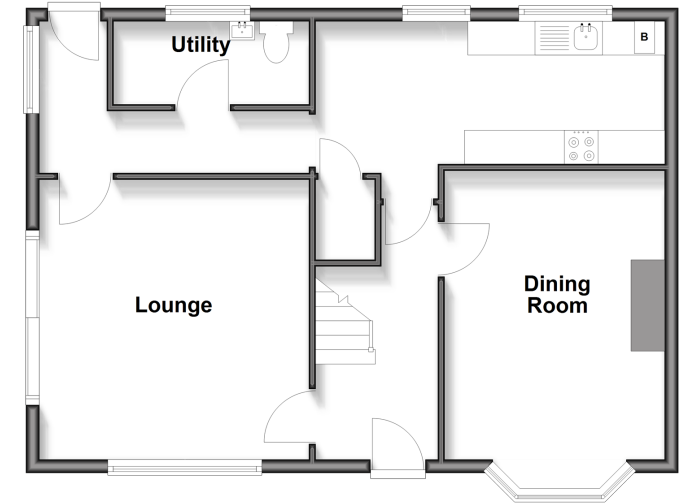
### OUTSIDE

Side and Rear Garden

Garage and Off Road Parking

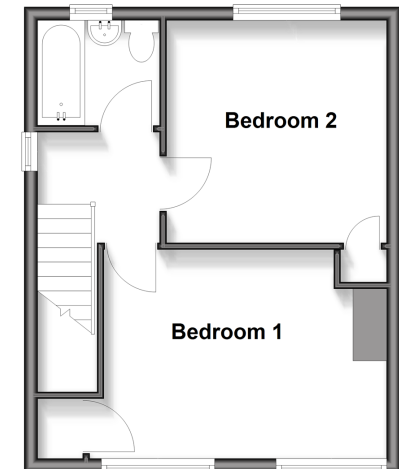
### Ground Floor

Approx. 60.5 sq. metres (650.9 sq. feet)



### First Floor

Approx. 33.6 sq. metres (361.9 sq. feet)



**Unable to display material information. Please check with the branch for material information details for this property**



9013DUNE/20260420/VB/VB