

£550,000
20 Field Place
Havant, PO9 2GH

PROPERTY SUMMARY

Offered with No Forward Chain, this substantial five bedroom family home has been extensively extended creating beautifully presented accommodation. Nestled in the sought after cul-de-sac of Field Place Close to the heart of Havant Town Centre, excellent transport links, schools and local amenities are within easy reach. Spacious family living is provided with the lounge to front with bay window, to the rear is a contemporary extended kitchen/dining/sitting room sitting as the social heart of the home, a WC completes the ground floor. The first floor landing leads to four well proportioned bedrooms, with ensuite to master and bathroom suite, stairs to the top floor featuring a further double bedroom and ensuite. The low maintenance South Facing Garden boasts a convenient summerhouse that could be used as a home office. Internal viewings are essential to truly appreciate this spacious and versatile family home.

5



3



2





ENTRANCE HALL

LOUNGE 17' x 11' 11" (5.18m x 3.63m)

KITCHEN/BREAKFAST ROOM 15' 4" x 11' 9"
(4.67m x 3.58m)

WC

DINING/FAMILY ROOM 20' 10" x 11' 11" (6.35m x 3.63m)

LANDING

BEDROOM ONE 19' 6" x 14' 5" (5.94m x 4.39m)

ENSUITE

BEDROOM THREE 10' 11" x 8' 8" (3.33m x 2.64m)

BEDROOM FOUR 10' 10" x 9' 10" (3.3m x 3m)

BEDROOM FIVE 7' 5" x 6' 4" (2.26m x 1.93m)

BATHROOM

BEDROOM TWO 17' 9" x 11' 11" (5.41m x 3.63m)

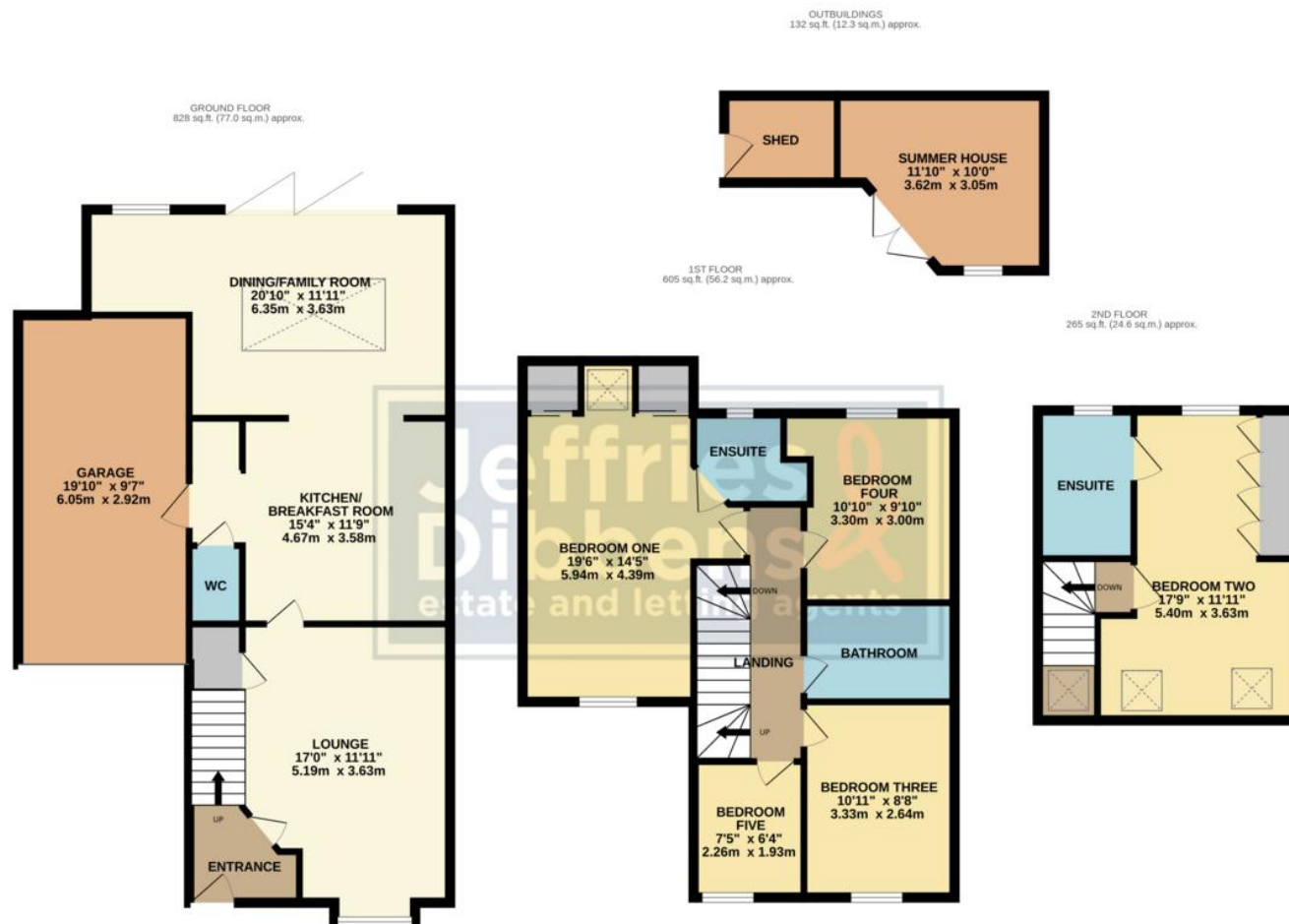
ENSUITE

GARAGE 19' 10" x 9' 7" (6.05m x 2.92m)

SHED

SUMMER HOUSE 11' 10" x 10' (3.61m x 3.05m)





TOTAL FLOOR AREA : 1831 sq.ft. (170.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and **will not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
Dibbens &**
estate and letting agents

OFFICE ADDRESS
13 North Street, Havant,
Hampshire, PO9 1PW

CONTACT
023 9247 4737
havant@jeffries.co.uk
www.jdea.co.uk