

£295,000
4 Finley Place
Havant, PO9 1EF

PROPERTY SUMMARY

Located just to the north of Havant town centre in a modern, crescent-shaped development, this superb home is ideal for discerning purchasers seeking a property different to the regular terrace. Well presented throughout, the accommodation comprises interestingly shaped rooms arranged over three floors, including three double bedrooms, a bathroom, a lounge/dining room, a WC, and a stylish fitted kitchen with a new oven. Natural light floods the home, and the lounge opens onto a wider-than-average, secure rear garden. Allocated parking is also included to the front, with guest spaces for the development. The convenient and central location sits equidistant to Havant and Bedhampton train stations with bus links right outside. Schools, a college, surgeries, superstores and town centre amenities are nearby, while the heritage stream, Bedhampton Park, and the Hayling Billy Line offer beautiful walks. Viewing is highly recommended.

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ENTRANCE HALL

KITCHEN 12' 7" x 7' 7" (3.84m x 2.31m)

LANDING

WC

LOUNGE 15' 2" x 14' 10" (4.62m x 4.52m)

LANDING

BEDROOM ONE 12' 8" x 11' 5" (3.86m x 3.48m)

LANDING

BATHROOM 7' 9" x 7' (2.36m x 2.13m)

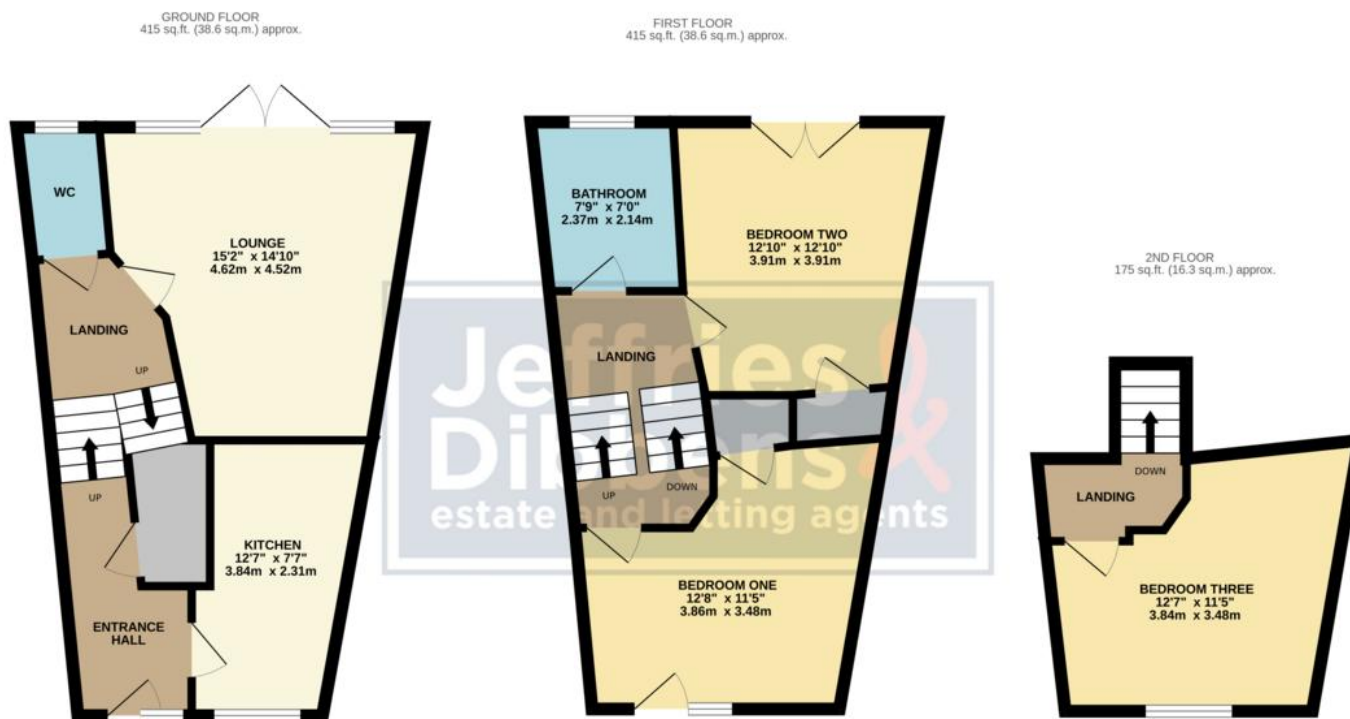
BEDROOM TWO 12' 10" x 12' 10" (3.91m x 3.91m)

LANDING

BEDROOM THREE 12' 7" x 11' 5" (3.84m x 3.48m)

AGENTS NOTE

We understand there is an annual Estate Charge of £466.25 that can be paid all at once or monthly



TOTAL FLOOR AREA : 1005 sq.ft. (93.4 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 C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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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