



Asking Price £800,000 | Freehold
Castle Avenue, Havant PO9 2RY

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- Immaculate four-bedroom detached family house
 - Sought-after tree-lined Havant/Emsworth location
 - Three versatile ground-floor reception rooms
 - Modern kitchen with central island
 - Principal suite with walk-in wardrobe and ensuite
 - Enclosed rear garden with patio
 - Gated driveway and integrated garage
 - No onward chain for buyers
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An immaculate four-bedroom detached house set on a sought-after tree-lined avenue on the Havant/Emsworth border, offering contemporary style and generous family accommodation with no onward chain.

The ground floor provides three well-planned reception rooms, including a dual-aspect living room with focal fireplace and quality flooring, a separate dining or TV room, and a further flexible space ideal as a study or snug. At the heart of the home is a modern kitchen/breakfast room with sleek cabinetry, extensive worktop space and a central island with breakfast bar, opening directly onto the rear garden for convenient everyday use and entertaining.

Upstairs, the principal bedroom forms a suite with walk-in wardrobe, dressing room and ensuite shower room, complemented by three additional bedrooms and a contemporary family bathroom.

Outside, the property benefits from a gated driveway, integrated double garage arranged to provide useful storage/workshop space, and an enclosed, landscaped rear garden with flower beds a level lawn area and patio seating areas.

The location offers easy access to Emsworth's harbour, cafés and independent shops, together with the wider facilities of Havant town centre and leisure centre.



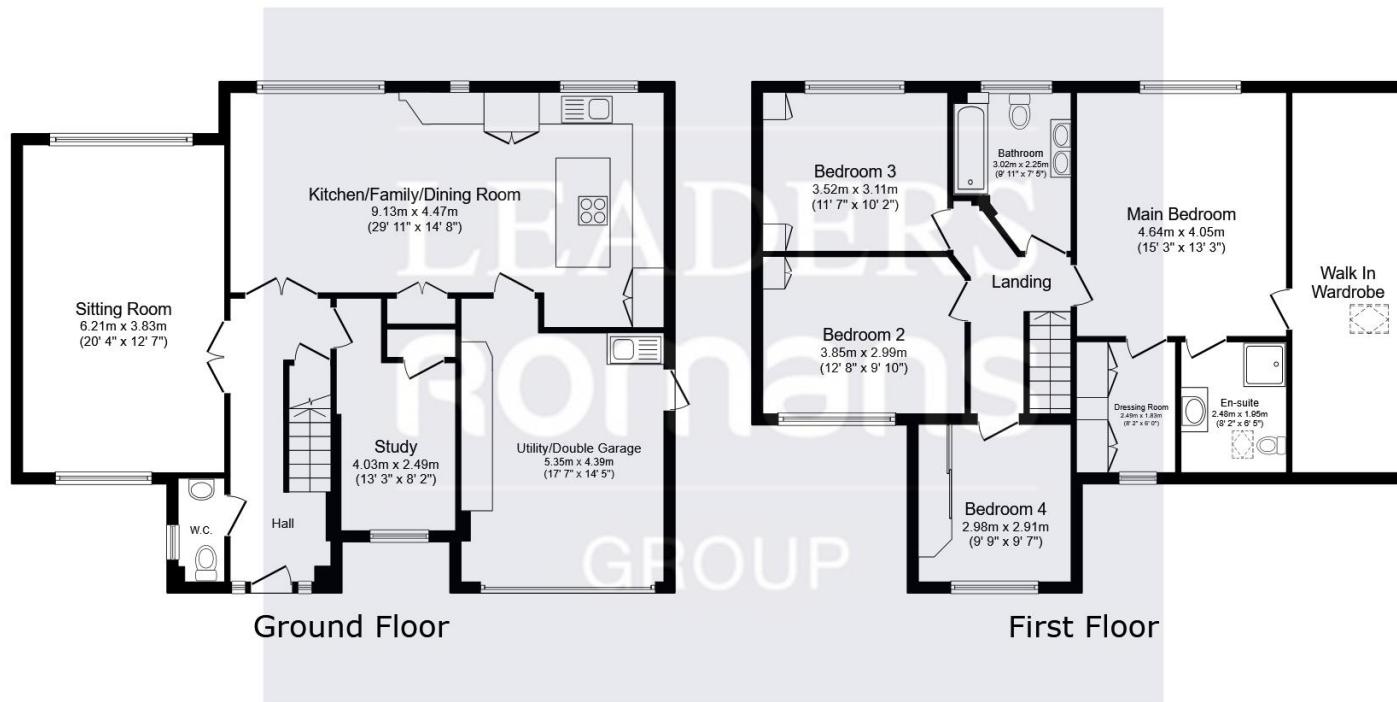




Families are well served by primary schools in Havant and Emsworth and a secondary school in Warblington. Havant and Warblington railway stations provide regular services towards Portsmouth, Southampton, Brighton, London Waterloo and London Victoria, with typical journey times of around 15 minutes to Portsmouth and just over an hour to central London. Road links are excellent, with the A27 and A3(M) close by, while nearby Staunton Country Park, Langstone Harbour and Chichester Harbour offer attractive coastal and countryside walks, sailing and cycling routes.

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Total floor area: 205.2 sq.m. (2,209 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Key Information

Local Authority
Havant Borough Council

Council Tax
Band = F

Tenure
Freehold

EPC
Rating = To be confirmed



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