



NESBITT & SONS
ESTATE AGENTS



39 Brunel Way, Havant, PO9 3NW

Guide price £375,000

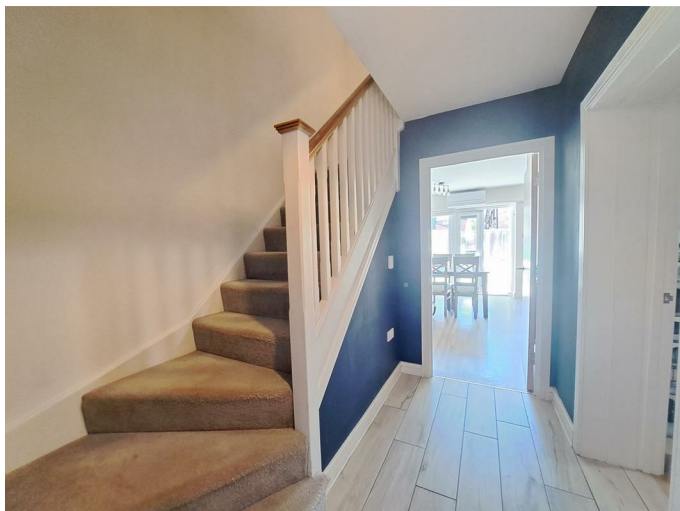
Nestled in the desirable area of Brunel Way, Bedhampton, this charming townhouse offers a perfect blend of modern living and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two modern bathroom suites provide ample facilities for busy mornings, ensuring comfort and privacy for all residents.

Upon entering, you are greeted by a stunning modern fitted kitchen/diner which is a true highlight, boasting French doors that open directly onto the garden, making it perfect for entertaining or enjoying al fresco dining during the warmer months. On the first floor there is a spacious living room that features a delightful Juliet balcony, allowing natural light to flood the space and creating a warm, inviting atmosphere.

The property is well-presented throughout, showcasing a contemporary design that is both stylish and functional. Additionally, the convenience of a driveway and integral garage offers secure parking and extra storage options, a rare find in many townhouses.

Situated close to local amenities and excellent commuter links, this home provides easy access to shops, schools, and transport options, making it an ideal choice for those who value both comfort and convenience. This townhouse is not just a house; it is a place where you can create lasting memories. Don't miss the opportunity to make this lovely property your new home.

Entrance Hallway



Living Room 18'3 x 15'5 max (5.56m x 4.70m max)



Bedroom Two 13'9 x 10'4 (4.19m x 3.15m)

Family Bathroom 7'2 x 6'1 (2.18m x 1.85m)



Downstairs WC 6'2 x 3'5 (1.88m x 1.04m)



Second Floor Landing

Master Bedroom 11'2 x 10'4 (3.40m x 3.15m)

En-Suite 7'5 x 7'1 (2.26m x 2.16m)



Utility Room/Home Office 10'2 x 9'8 (3.10m x 2.95m)

Kitchen/Diner 18'2 x 14'0 max (5.54m x 4.27m max)



First Floor Landing

Bedroom Three 10'4 x 6'7 (3.15m x 2.01m)

Outside

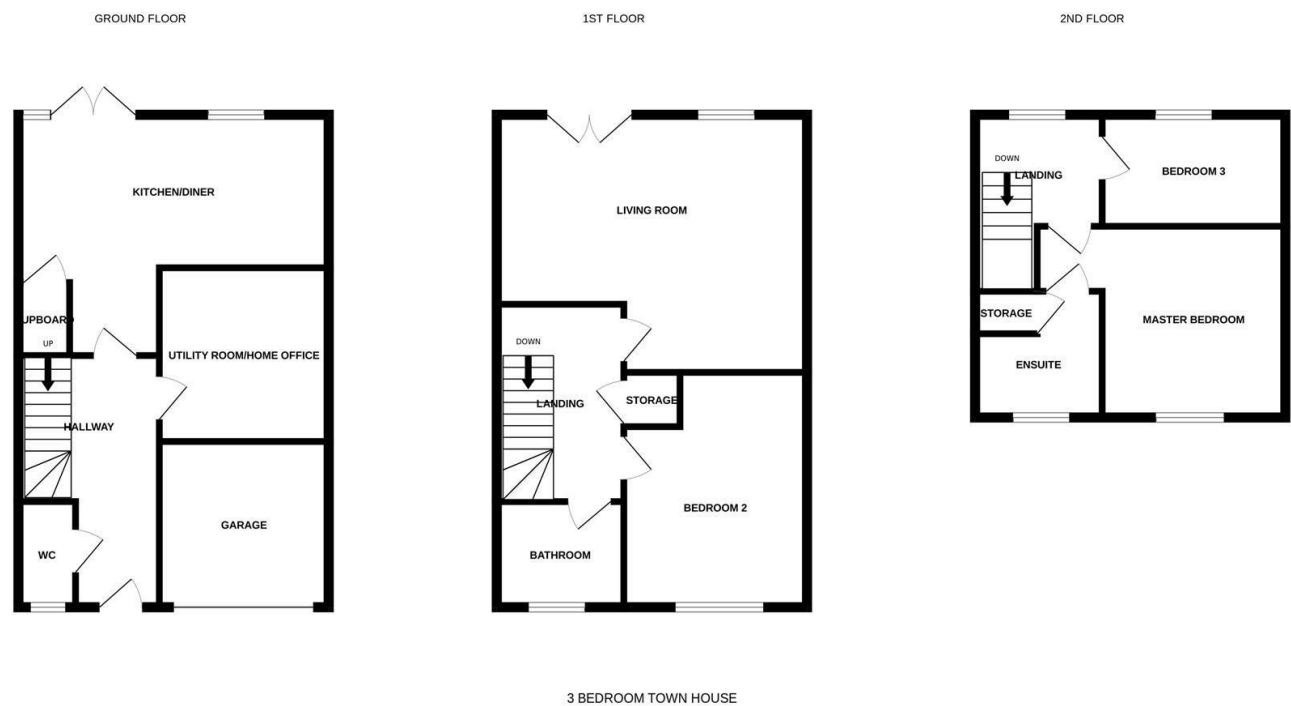
Driveway

Integral Garage

Garden



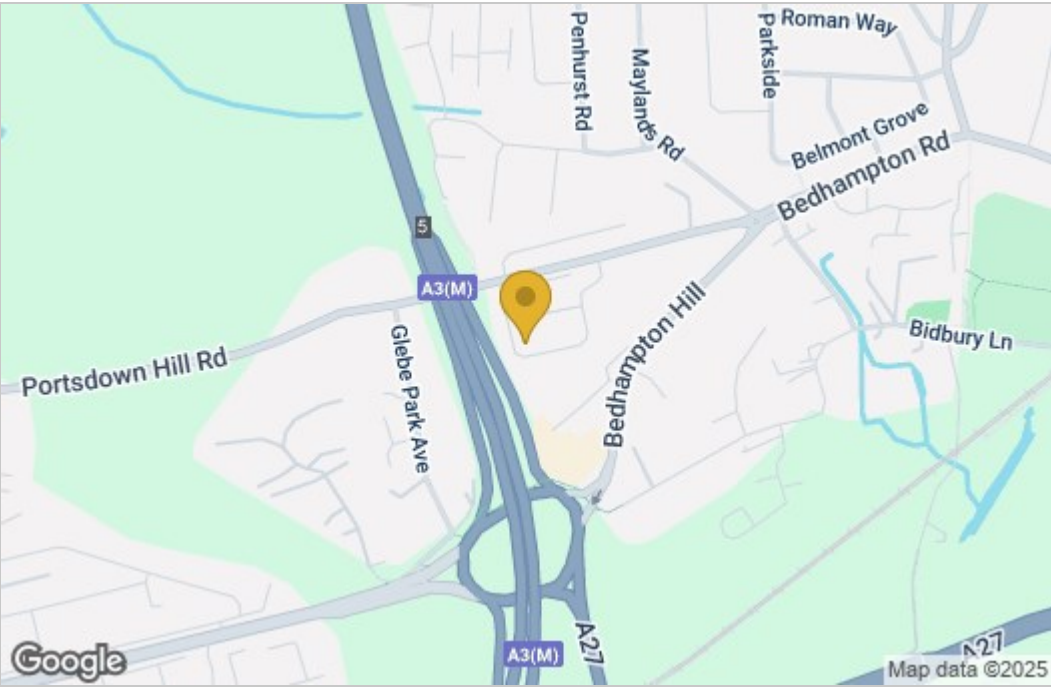
Floor Plan



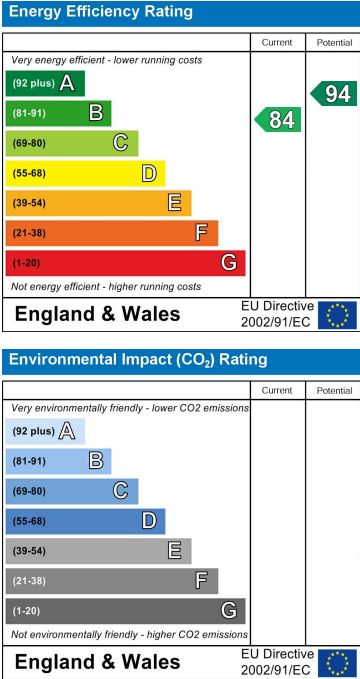
3 BEDROOM TOWN HOUSE

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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Area Map



Energy Efficiency Graph



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