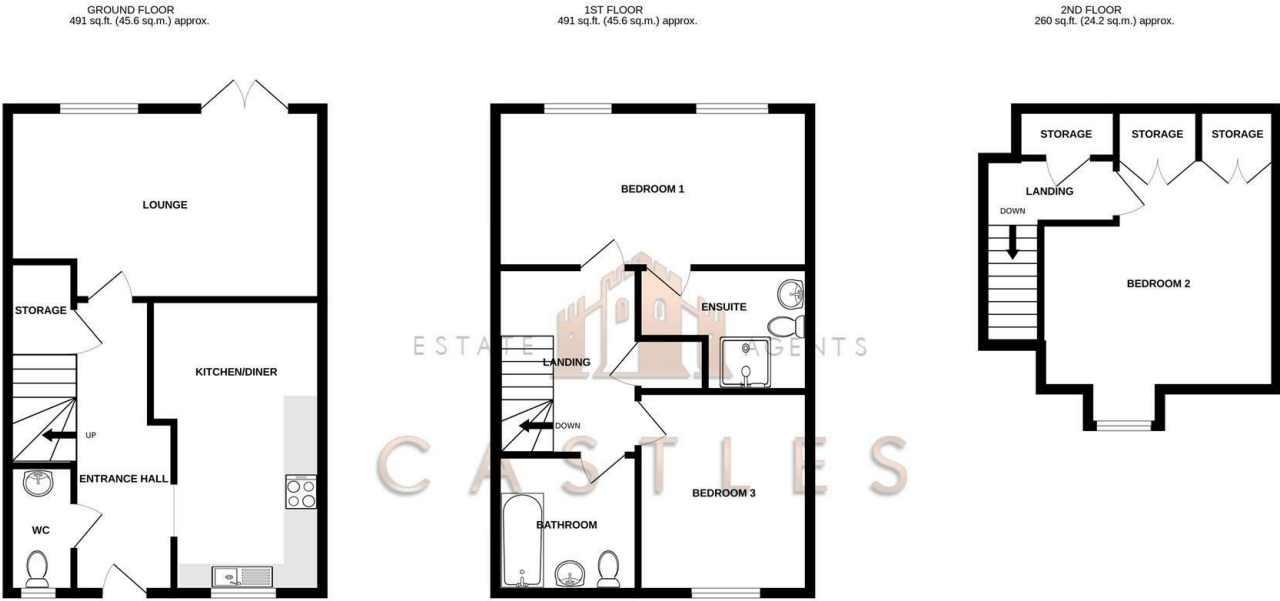




Floor Plan



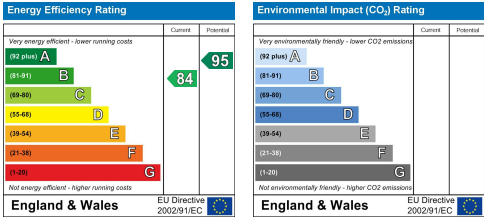
TOTAL FLOOR AREA: 1242 sq.ft. (115.4 sq.m.) approx.

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.

Made with Metropix ©2025



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



6 Lynch Close
Havant, PO9 5FE

We are pleased to welcome to the market this beautifully presented three bedroom end of terrace home with allocated off road parking for two cars located in Lynch Close, Havant.

Built in 2017 this property still benefits from NHBC warranty.

On entering the house, the entrance hall gives access to both the kitchen and living room, as well as a ground floor w/c. The kitchen has space for a dining/breakfast table to one end and features a range of floor and wall units with an integrated oven and hob, integrated dishwasher and washing machine. The living room occupies the full width of the back of the house with double doors opening to the rear garden. To the first floor, the principle bedroom also occupies the full width of the house and has a well-proportioned en-suite shower room. The second bedroom on this floor is also a double room and overlooks the front of the property. The bathroom features a white suite comprising a panel bath with shower attachment, wash basin and toilet. To the second floor, a small landing with a storage cupboard leads to a good sized bedroom. This room as two built-in wardrobes, with both a window and sky light making it a light and airy space.

Outside, the house gated access to the far end of the rear garden. This rear garden is set out in a courtyard-style, with patio and gravelled areas on two levels. It is enclosed by timber fencing to one side and a brick wall to the other.

This immaculately presented home is extremely well-located, within easy reach of both the countryside and the waterfront, as well as the facilities and amenities of both Havant and Emsworth. The rolling hills of the

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



1 CASTLE STREET
PORTCHESTER
PO16 9QD



02394318899



CHARLES@CASTLESESTATES.CO.UK
GARY@CASTLESESTATES.CO.UK
SEAN@CASTLESESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

Offers over £325,000

6 Lynch Close

Havant, PO9 5FE



- THREE BEDROOMS
- THREE STOREY TOWNHOUSE
- BUILT IN 2017
- HAVANT LOCATION
- TWO BATHROOMS
- ALLOCATED OF ROAD PARKING X 2
- IMMACULATE THROUGHOUT
- NHBC WARRANTY IN PLACE

LOUNGE
10'5" x 14'9" (3.2 x 4.5)

KITCHEN/DINER
8'2" x 16'4" (2.5 x 5.0)

W/C

BEDROOM 1
8'10" x 14'9" (2.7 x 4.5)

BEDROOM 2
13'5" x 11'1" (4.1 x 3.4)

SHOWER ROOM

BEDROOM 3
10'5" x 7'10" (3.2 x 2.4)

BATHROOM

Financial Services

If you are looking to get a comparison on

your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

Solicitors

If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money

laundering checks at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

