





## AT A GLANCE

-  Modern Detached Bungalow
-  Private West Facing Garden
-  Off Road Parking for Several Cars
-  Two Double Bedrooms
-  Modern Kitchen With Island
-  Breakfast Seating
-  Gas Central Heating
-  Secluded Location
-  Within Walking Distance of Shops
-  No Forward Chain!





## ABOUT THE PROPERTY

This modern detached bungalow in Bedhampton offers a charming and tranquil retreat, carefully nestled away from the main road. With its private west-facing garden, ample off-road parking secured behind a gated entrance, it embodies the perfect blend of comfort and convenience for contemporary living.

The bungalow's secluded location ensures a peaceful and serene atmosphere, making it an ideal choice for those seeking a quiet and private haven away from the hustle and bustle of daily life. The west-facing garden provides a beautiful outdoor space where you can relax and unwind, enjoying evening sunsets and ample natural light throughout the day. This garden space is perfect for hosting outdoor gatherings, gardening enthusiasts, or simply savouring moments of solitude.

The property's gated entrance guarantees both security and exclusivity, offering peace of mind for you and your family. The ample off-road parking space ensures that you and your guests have plenty of room to park vehicles, making this property an excellent choice for those who enjoy entertaining or have multiple vehicles.





## ABOUT THE PROPERTY

Inside the bungalow, you'll find a modern, comfortable living space with all the amenities you need for contemporary living. The property's modern architecture and thoughtful layout make it a versatile canvas for personalizing the interior according to your preferences.

In conclusion, this modern detached bungalow in Bedhampton is a hidden gem that offers a combination of privacy, security, and convenience. Its private west-facing garden, secure gated entrance, ample off-road parking, and versatile garage/storage space make it an attractive option for individuals or families looking for a comfortable and contemporary living experience in a tranquil setting.



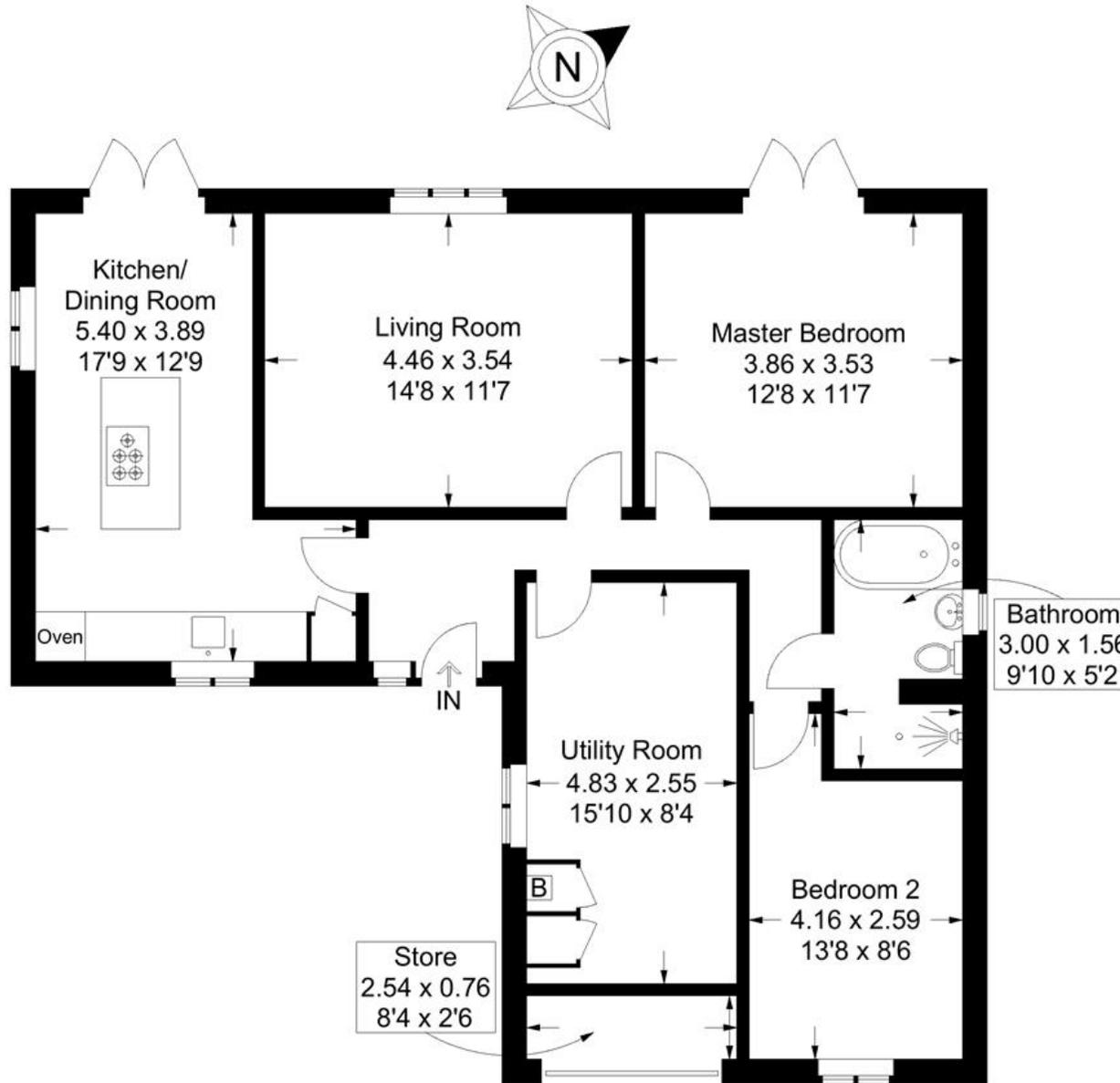






# Bedhampton Road, Havant

Approximate Gross Internal Area = 87.2 sq m / 939 sq ft



## Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



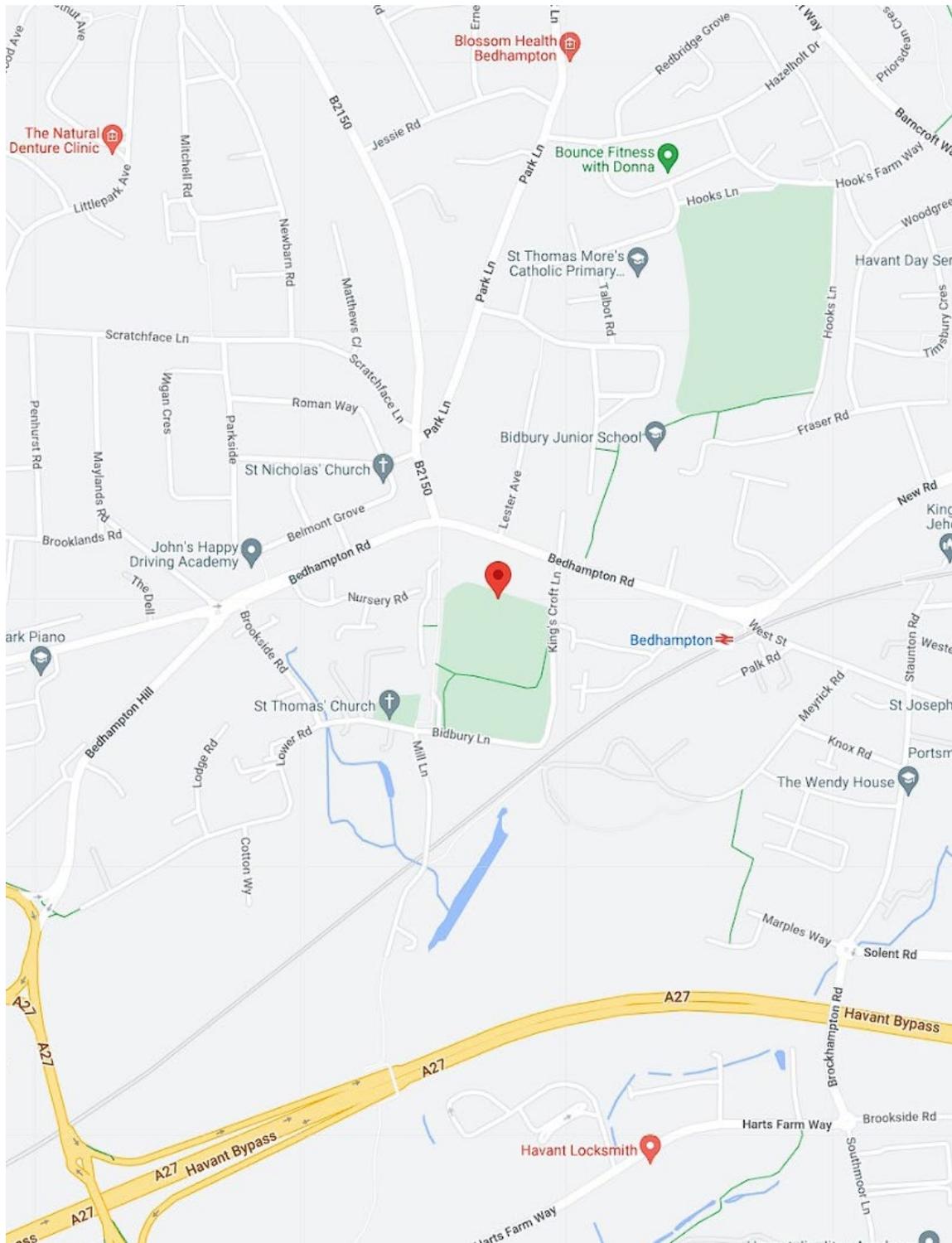
## LOCATION

Bedhampton is a charming residential area situated near Havant. Bedhampton offers a mix of residential neighbourhoods and green spaces while still being in close proximity to Havant town centre and the coast.

Nearby is the very successful and well supported Havant Rugby Club with stadium and superb training facilities. The clubhouse offers excellent food and drinks with conference facilities for business meetings and hiring for parties. It has a large car park for guests. There is also Havant Cricket and Havant & Waterlooville Football Club home of the Hawks who went far in the FA Cup one year.

The town centre of Havant has a good selection of shops and places to eat including Asian cuisine and local produce. There is a major bus terminal connecting you with Chichester & Brighton or Portsmouth.

Havant Station is a short walk and connects you with London Waterloo and Gunwharf Quays. You can also get to London Victoria, Gatwick Airport or Southampton & Bristol. A smaller stop is Bedhampton a mere 5 minute walk away.





## THE AGENT

Christopher Smeed  
Client Director - Sales & Lettings

Chris is an award winning director of estate agency and brings over 25 years of experience to the NEXA team. Winning Gold Best Customer Service 2021, he has continuously delivered excellent standards of customer service throughout his career and specialises in overcoming even the most challenging of property related cases.

The NEXA team is strengthened by having his passion and desire to succeed whilst retaining integrity and honesty throughout the sale process which is why his customers both old and new return time and time again.

Chris and his family are members at Emsworth & Hayling Island Sailing Clubs where he and his family sail.

Christopher Smeed, dedicated agent, loving husband and proud father of 4!

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**in** Christopher Smeed



## WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.





## NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

## NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.

# NEXA

PROPERTIES



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