

















## AT A GLANCE

-  Spacious Family Home
-  Wide Garage With Parking
-  Landscaped Garden
-  Set in Tranquil Development
-  Generous Bedrooms
-  Master Bedroom With En-Suite
-  Triple Aspect Living Room
-  Open Plan Fully Fitted Kitchen
-  Powered Summer House
-  Corner Plot - EPC - B







## ABOUT THE PROPERTY

Nestled within a peaceful and private development, this beautifully presented detached family home offers the perfect blend of modern comfort and convenience. Built in 2016 by the highly regarded Foreman Homes—one of the region's largest and most recognized privately-owned house builders—this home is designed with quality, practicality, and contemporary living in mind. Ideally located within easy walking or driving distance to all local amenities, this stunning property provides an exceptional lifestyle opportunity.

Positioned on a desirable corner plot, the home boasts a spacious and thoughtfully designed layout. A wide, detached garage provides ample parking space, allowing for easy access in and out of vehicles—a rare and valuable feature.

Stepping inside, the inviting entrance hall leads to a well-appointed, fully equipped open-plan kitchen and dining area. This bright and airy space benefits from a triple-aspect design, with windows to the front and side, as well as a door leading directly to the rear garden. The contemporary kitchen is fitted with modern appliances and offers a seamless flow for both everyday living and entertaining. A convenient downstairs W.C. adds to the home's practical features.

The generous living room is another highlight, also enjoying a triple-aspect design with windows to the front and side, as well as large patio doors that open onto the beautifully landscaped rear garden. This space is perfect for relaxing with family or hosting guests while enjoying the connection to the outdoors.







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Upstairs, the home offers three well-proportioned bedrooms, including two spacious doubles and a generous single, and a family bathroom. The master suite features a stylish en-suite shower room, adding a touch of luxury and privacy.

The fully enclosed rear garden is a true oasis, offering a tranquil and private retreat. Designed for both relaxation and entertainment, the garden features a paved seating area—ideal for alfresco dining or unwinding in the sun. A standout feature is the impressive summer house, fully equipped with power and lighting. Whether used as a peaceful reading nook, an outdoor entertaining space, a hobby room, or even a home office, this versatile addition enhances the home's overall appeal.

With mature trees and shrubs, the garden provides a wonderful setting for watching local wildlife and enjoying nature throughout the seasons.

This stunning home combines contemporary living with a warm and inviting atmosphere, making it perfect for families, professionals, or those seeking a peaceful yet well-connected place to call home. Don't miss the opportunity to make this exceptional property your own!





















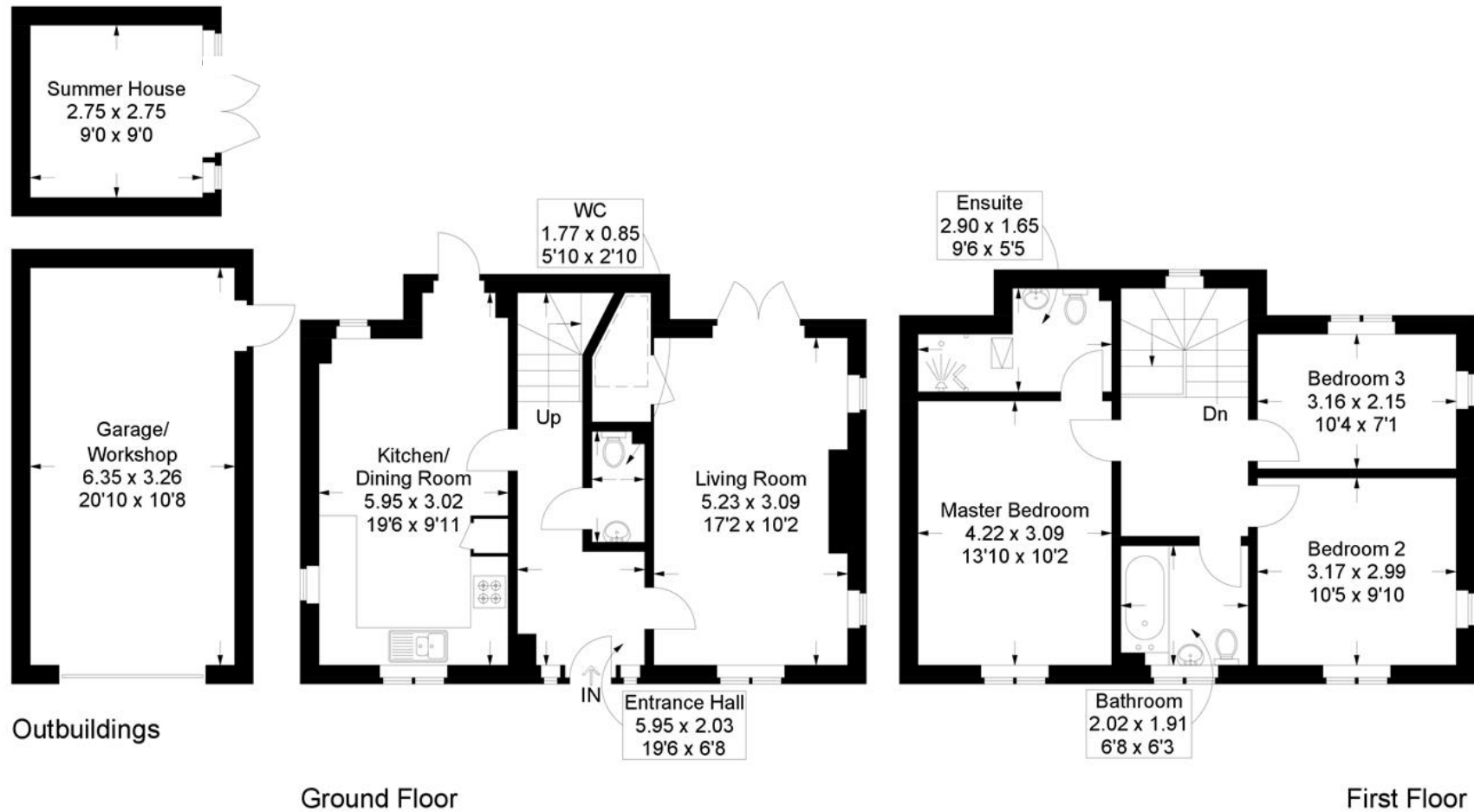


## Longcroft Way, Havant

Approximate Gross Internal Area = 95.6 sq m / 1029 sq ft

Outbuildings = 29.1 sq m / 313 sq ft

Total = 124.7 sq m / 1342 sq ft



= Reduced headroom below 1.5m / 5'0

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

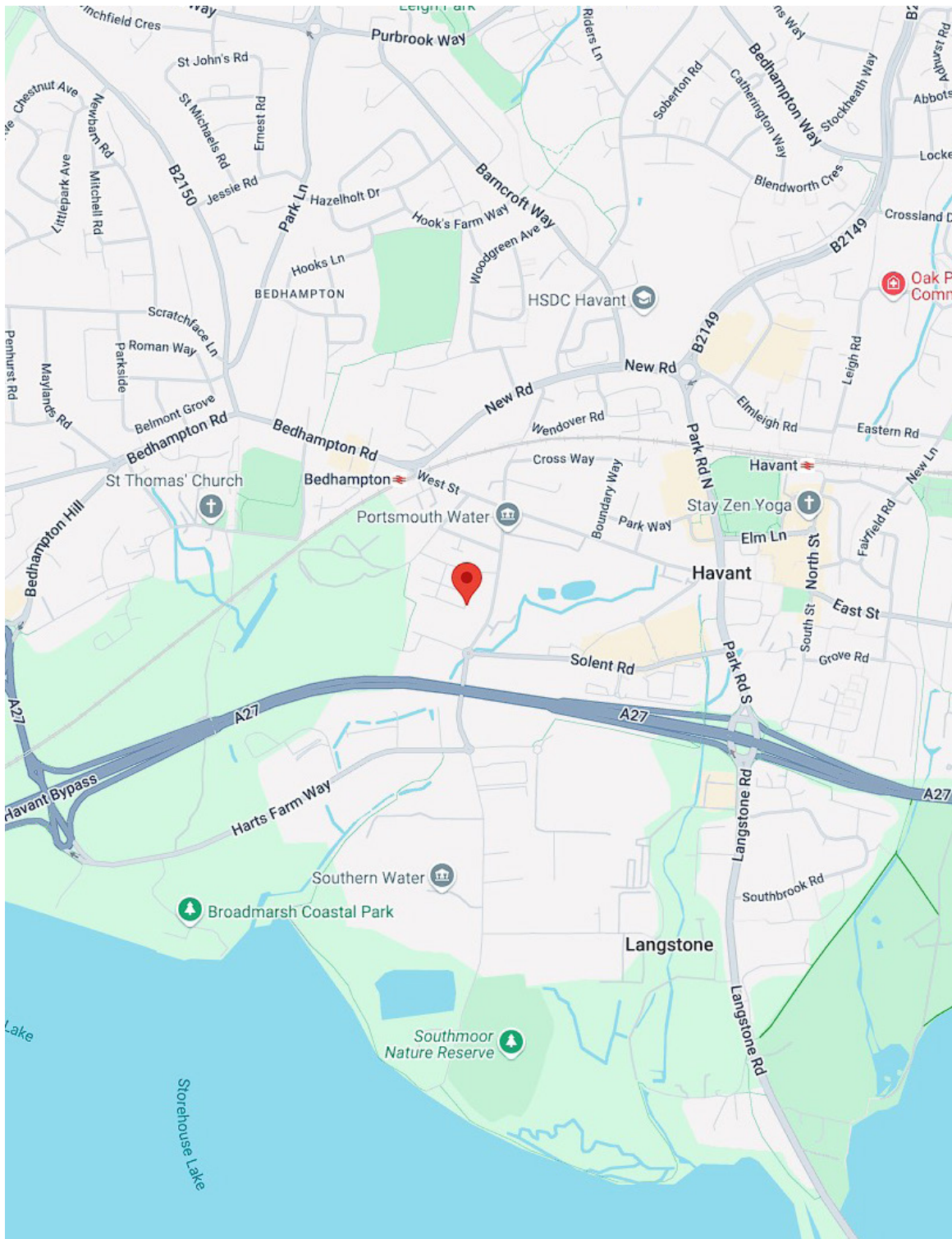
Havant is a vibrant market town in Hampshire, England, known for its rich history, excellent transport links, and close proximity to both the coast and the countryside. Nestled between Portsmouth and Chichester, it offers a perfect blend of urban convenience and natural beauty.

The town boasts a charming mix of historic architecture, including Georgian buildings and traditional cottages, alongside modern developments. Havant's town centre features a variety of shops, cafés, and restaurants, as well as a regular street market that brings a lively community feel. The Meridian Shopping Centre provides further retail options, while nearby retail parks offer additional convenience.

Havant is well-connected, with a mainline railway station providing direct services to London Waterloo, Portsmouth, and Brighton, making it ideal for commuters. The A27 and A3(M) road networks also offer easy access to surrounding areas.

For nature lovers, Havant is a gateway to scenic spots such as the South Downs National Park and Hayling Island's beautiful beaches. The town is also home to Staunton Country Park and the picturesque Langstone Harbour, which is popular with walkers, birdwatchers, and watersports enthusiasts.

With well-regarded schools, a strong sense of community, and a balance of historic charm and modern amenities, Havant is an attractive place to live for families, professionals, and retirees alike.







## 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.







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