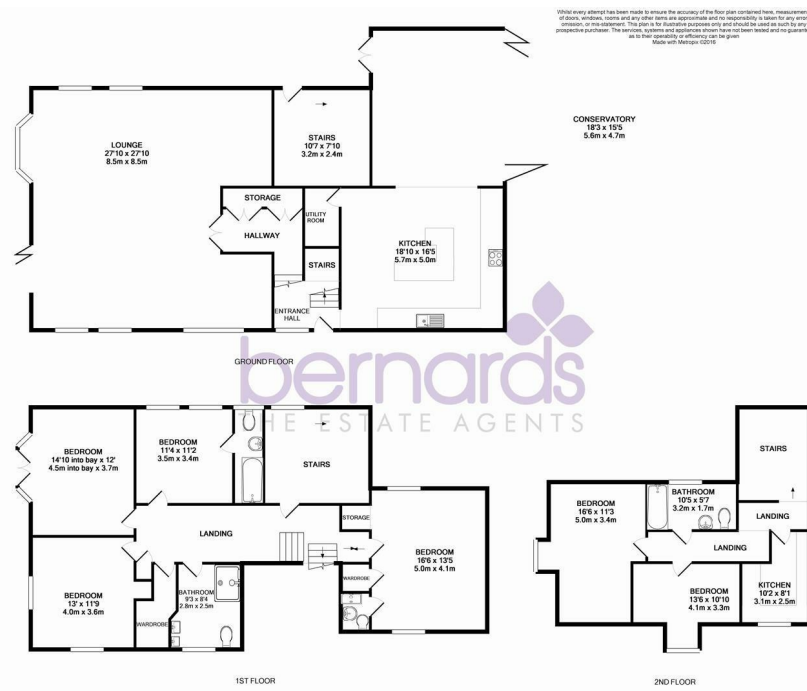


**FOR SALE**

Asking price £740,000

Havant Road, Portsmouth

**bernards**  
THE ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



A viewing is essential for this spectacular home which leaves little, if anything, to be desired.

This is the complete home, offering six bedrooms over three floors, an ultra modern kitchen that has had no expense spared, large reception room to the ground floor big enough to accommodate entertaining on a larger scale and a sun room to the rear.

Three of the bedrooms have

en-suites for added convenience, with all being large enough to accommodate double beds. A second kitchen is located on the first floor.

The properties exterior boasts parking for two cars with gated access, a swimming pool, hot tub/jacuzzi and a brick built outside bar with power and television point.

Call the sole selling agent now on 023 9269 6811 to arrange your viewing.

- STANDOUT DETACHED HOME
- SIX BEDROOMS
- GATED OFF ROAD PARKING
- SWIMMING POOL
- OUTSIDE BAR
- SPACIOUS AND MODERN THROUGHOUT
- EN-SUITE BATHROOMS
- DOUBLE GLAZED AND CENTRALLY HEATED
- SOUGHT AFTER LOCATION
- GREAT VIEWS

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# PROPERTY DETAILS

## LOUNGE/DINER 27'10" X 27'10" (8.48M X 8.48M )

Wood flooring, smooth walls and ceiling, Double glazed windows to side and rear elevations, bay window to rear elevation, bi-fold doors to rear garden, led ceiling and skirting board lighting, 2x radiators.

## KITCHEN 18'10" X 16'05" (5.74M X 5.00M )

Wood flooring, ultra modern kitchen suite with a range of matching wall and base units, integral fridge freezer, island with space for dining, plumbing for washing machine and dishwasher, integrated microwave, range oven with overhead extractor fan, inset spotlights, plinth lighting, double glazed windows to front elevation.

## SUN ROOM 18'03" X 15'05" (5.56M X 4.70M )

Wood flooring, double glazed windows to rear and side elevation, double glazed bifold doors to driveway, double glazed glass roof panels, open plan to kitchen, door to rear garden.

## BEDROOM ONE 14'10" X 12'00" (4.52M X 3.66M)

Wood flooring, smooth walls and ceiling, decorative coving, inset spotlights, double glazed windows to rear elevation,

## BATHROOM

Wet room, tiled flooring and walls, obscured double glazed window, wall hung w/c and hand wash basins, glass shower screen, chrome heated towel rail, mirrored cupboards to wall.

## BEDROOM TWO 13'00" X 11'09" (3.96M X 3.58M )

Wooden flooring, smooth walls and ceiling, 1x radiator, double glazed windows to front and side elevation.

## BEDROOM THREE 11'04" X 11'02" (3.45M X 3.40M )

Wooden flooring, double glazed windows to rear elevation, smooth walls and ceiling, 1x radiator, en-suite bathroom.

## EN SUITE

Tiled flooring, w/c and hand wash basin, bath with shower head attachment, obscured double glazed window to rear elevation.

## BEDROOM FOUR 16'06" X 13'05" (5.03M X 4.09M )

Laminate flooring, smooth walls and ceiling, double glazed windows to rear and front elevation, en-suite bathroom, 1x radiator, built in wardrobe space and storage cupboard.

## EN SUITE

w/c, handwash basin, single shower cubicle.

## BEDROOM FIVE 16'06" X 11'03" (5.03M X 3.43M )

Carpeted flooring, smooth walls and ceiling, double glazed window to side elevation, 1x radiator.

## BEDROOM SIX 13'06" X 10'10" (4.11M X 3.30M)

Carpeted flooring, smooth walls and ceiling, 1x radiator, double glazed window to front elevation.

## SECOND KITCHEN 10'02" X 8'01" (3.10M X 2.46M )

Kitchen suite comprising of a range of white high gloss base units, double glazed window to front elevation, electric hob over oven, stainless steel sink with draining board, overhead extractor fan.

## BATHROOM

Three piece bathroom suite, double glazed window to rear elevation, w/c, handwash basin and bath with shower head attachment.

## PROPERTY EXTERIOR

Brick wall surround with sliding electric gate to driveway, laid to brick.

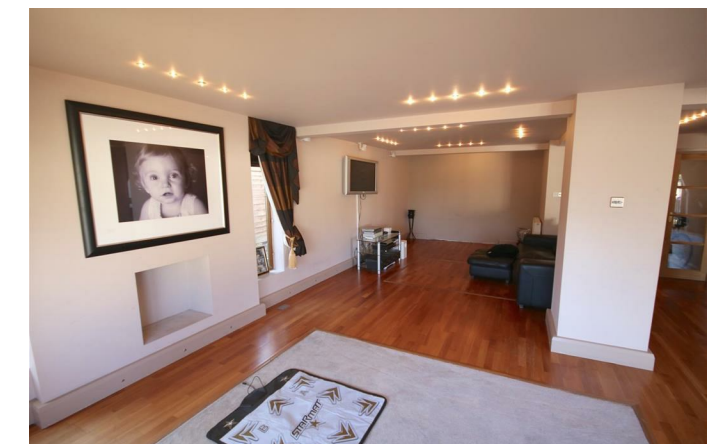
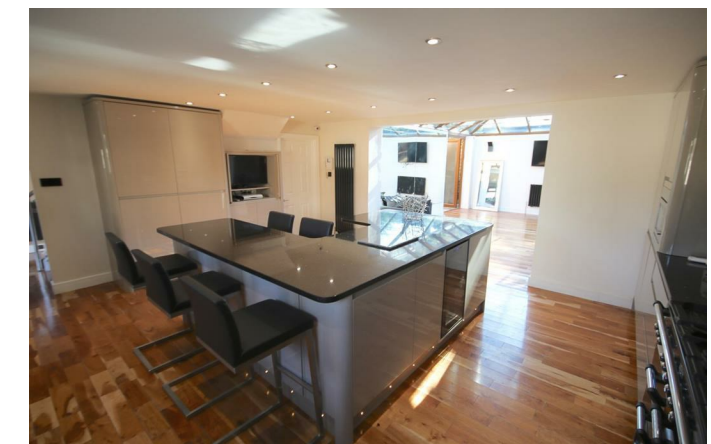
Rear garden laid to artificial grass, multiple levels incorporating a swimming pool, sunk in hot-tub/jacuzzi, outdoor bar with service hatch and power, decked areas. Gated access to Havant Road.

## SOLICITOR

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyance will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

## MORTGAGE ADVISER

We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.



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