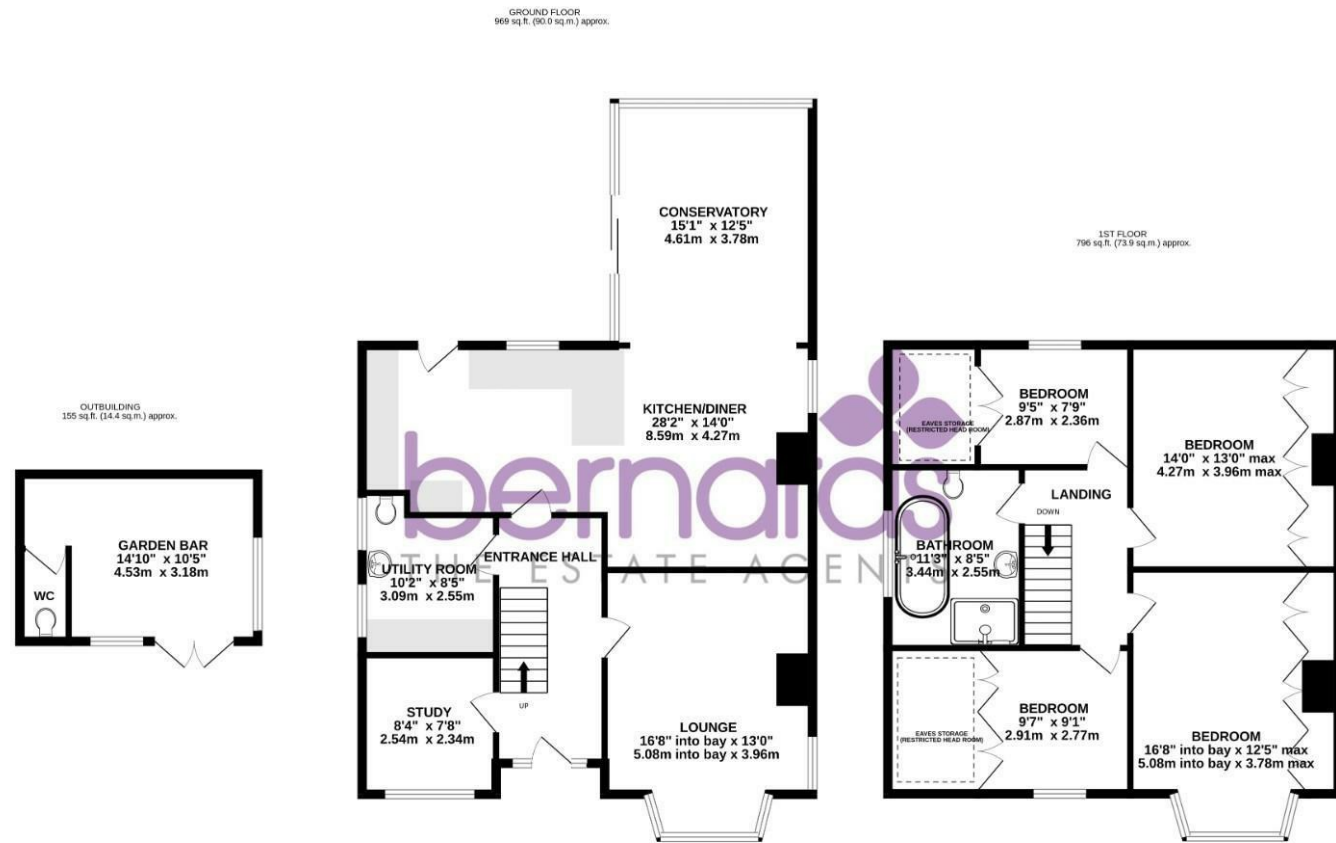


FOR SALE

£690,000

Havant Road, Portsmouth PO6 1AA

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA : 1920 sq.ft. (178.4 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 ©2024



4 bedrooms, 2 bathrooms, 2 living areas

HIGHLIGHTS

- FOUR BEDROOMS
- DETACHED FAMILY HOME
- OFF ROAD PARKING
- KITCHEN/DINER
- CONSERVATORY
- STUDY
- SWIMMING POOL
- EASY ACCESS TO A3 & A27
- ONE NOT TO BE MISSED
- HAVANT ROAD LOCATION

FOUR BEDROOM DETACHED HOME....SWIMMING POOL

We are proud to offer for sale this four bedroom detached property located on the popular Havant Road in Farlington.

This family home is finished to a high standard, as you first enter the home you have a study and large lounge to the front. As you pass through the house there is a utility room with W.C. The extension to the rear gives an amazing entertaining space with a conservatory over looking the rear garden. The garden has a patio and a further grassed seating area before you go up to the pool area at the rear of the garden, behind lockable glass doors with a further patio to the side to relax on. In

addition to this there is beautiful bar with w.c. to really finish off this social area.

Upstairs you have four bedrooms, three of which have fitted wardrobes. and a family bathroom which includes a bath and separate walk in shower.

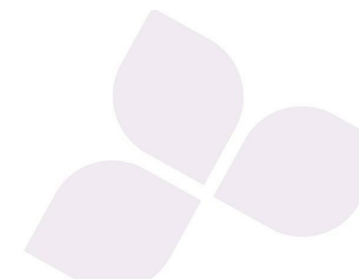
To the front there is plenty of parking for both homeowners and visitors alike.

Sitting back from the road there is easy access to both the A3 with links to London, and the A27.

A truly beautiful family home that needs to be viewed to really appreciate the size and beauty of the property.

Call now to avoid dissatisfaction.

The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091



Call today to arrange a viewing
02392 728 091
www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL

STUDY

8'3" x 7'8" (2.54 x 2.34)

LOUNGE

16'7" x 12'11" (5.08 x 3.96)

KITCHEN/DINER

28'2" x 14'0" (8.59 x 4.27)

CONSERVATORY

15'1" x 12'4" (4.61 x 3.78)

UTILITY ROOM

10'1" x 8'4" (3.09 x 2.55)

LANDING

BEDROOM 1

16'7" x 12'4" (5.08 x 3.78)

BEDROOM 2

14'0" x 12'11" (4.27 x 3.96)

BEDROOM 3

9'6" x 9'1" (2.91 x 2.77)

BEDROOM 4

9'4" x 7'8" (2.87 x 2.36)

BATHROOM

11'3" x 8'4" (3.44 x 2.55)

GARDEN

BAR

14'10" x 10'5" (4.53 x 3.18)

POOL ROOM

ANTI MONEY LAUNDERING

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

BERNARDS OFFER CHECK PROCEDURE

If you are considering making an offer for this or any other property we are marketing, please make

early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

SOLICITOR/ CONVEYANCING

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 conveyancer 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.

BERNARDS MORTGAGE & PROTECTION

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

COUNCIL TAX

The local authority is Portsmouth city Council.

BAND : F £2998



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) A	76
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	51

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England & Wales

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