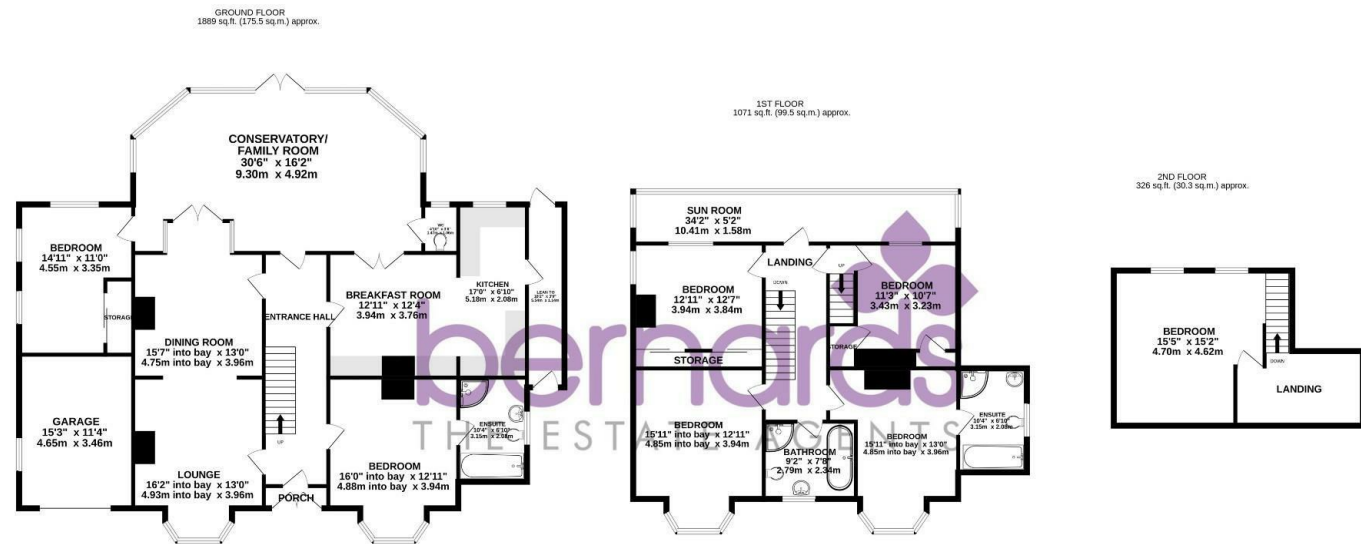


FOR SALE

Asking Price £900,000

Havant Road, Portsmouth PO6 1PQ

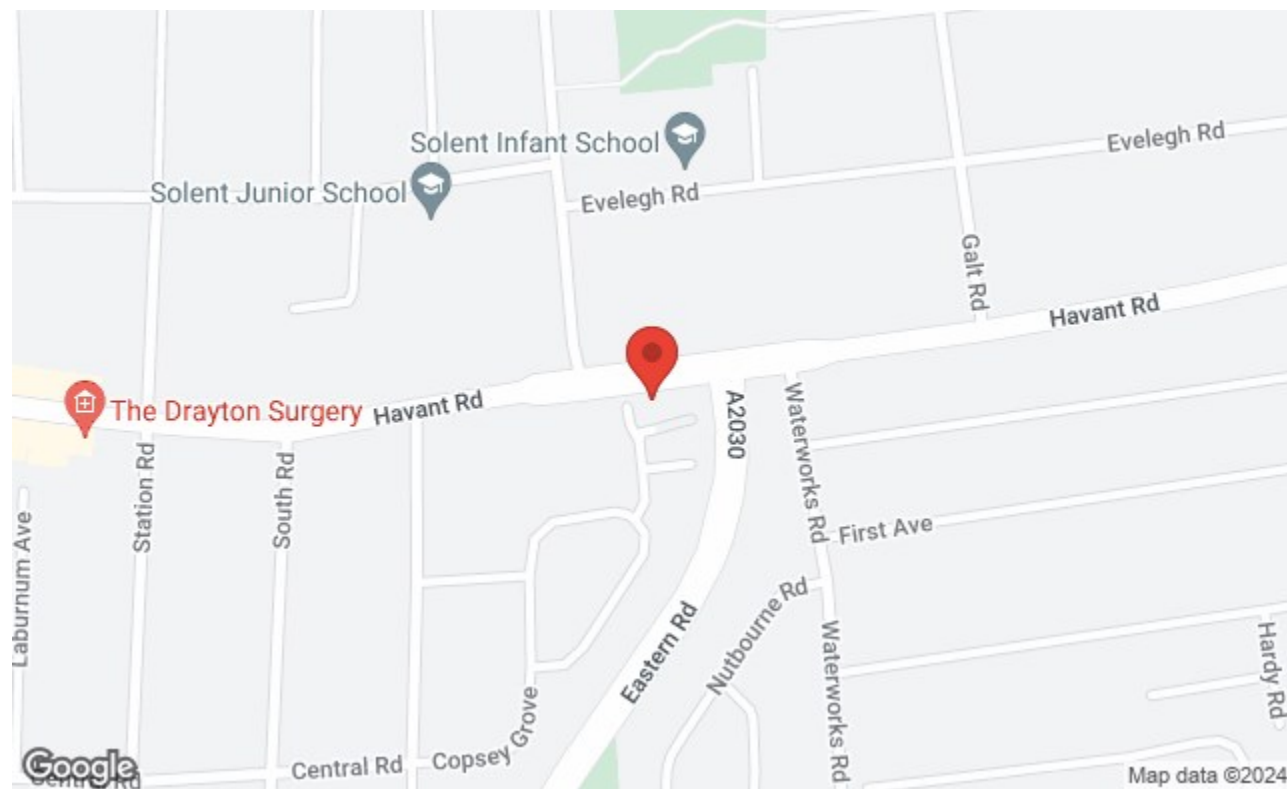
bernards THE ESTATE AGENTS



TOTAL FLOOR AREA: 3287 sq.ft. (305.3 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.

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7 3 3

HIGHLIGHTS

- ❖ 7 BEDROOMS
- ❖ DETACHED
- ❖ EXTENDED TO REAR
- ❖ PARKING TO REAR
- ❖ LARGE FAMILY ROOM
- ❖ KITCHEN/BREAKFAST
- ❖ 2 EN-SUITES
- ❖ SUN ROOM
- ❖ 3287 SQ FT
- ❖ A MUST VIEW

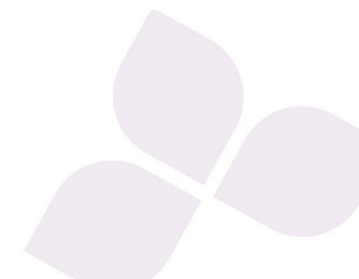
Welcome to this stunning property located on Havant Road in the charming area of Farlington, Portsmouth. This impressive house boasts an abundance of space with 3 reception rooms, 7 bedrooms, and 3 bathrooms, offering ample room for a growing family or those who love to entertain guests.

One of the standout features of this property is the generous parking space available to the rear of the property accessed via Lealand Road, with room for up to 5 vehicles, ensuring convenience for both residents and visitors. Additionally, the property includes a garage, providing even more flexibility for parking arrangements.

Extended to the rear, this house offers a spacious layout spanning an impressive 3287 square feet, perfect for those who appreciate room to move and relax. The detached nature of the property adds an extra layer of privacy and exclusivity, making it a truly desirable home for those seeking a peaceful retreat.

Don't miss the opportunity to make this house your own and enjoy the luxurious lifestyle it has to offer. Contact us today to arrange a viewing and experience the charm and elegance of this beautiful property on Havant Road.

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

- PORCH**
- ENTRANCE HALL**
- LOUNGE**  
16'2" x 12'11" (4.93 x 3.96)
- DINING ROOM**  
15'7" x 12'11" (4.75 x 3.96)
- BREAKFAST ROOM**  
12'11" x 12'4" (3.94 x 3.76)
- KITCHEN**  
16'11" x 6'9" (5.18 x 2.08)
- LEAN TO**  
18'2" x 3'7" (5.54 x 1.1)
- CONSERVATORY/FAMILY ROOM**  
30'6" x 16'1" (9.30 x 4.92)
- W.C.**
- BEDROOM**  
16'0" x 12'11" (4.88 x 3.94)
- EN-SUITE**  
10'4" x 6'9" (3.15 x 2.08)
- BEDROOM**  
14'11" x 10'11" (4.55 x 3.35)
- LANDING**
- BEDROOM**  
15'10" x 12'11" (4.85 x 3.96)
- EN-SUITE**  
10'4" x 6'9" (3.15 x 2.08)
- BEDROOM**  
15'10" x 12'11" (4.85 x 3.94)
- BEDROOM**  
12'11" x 12'7" (3.94 x 3.84)
- BEDROOM**  
11'3" x 10'7" (3.43 x 3.23)
- BATHROOM**  
9'1" x 7'8" (2.79 x 2.34)
- SUNROOM**  
34'1" x 5'2" (10.41 x 1.58)
- LANDING**
- BEDROOM**  
15'5" x 15'1" (4.70 x 4.62)
- GARAGE**  
15'3" x 11'4" (4.65 x 3.46)
- GARDEN**

## 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 BAND F £2998

## 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



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
79	57
EU Directive 2002/91/EC	
England & Wales	

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