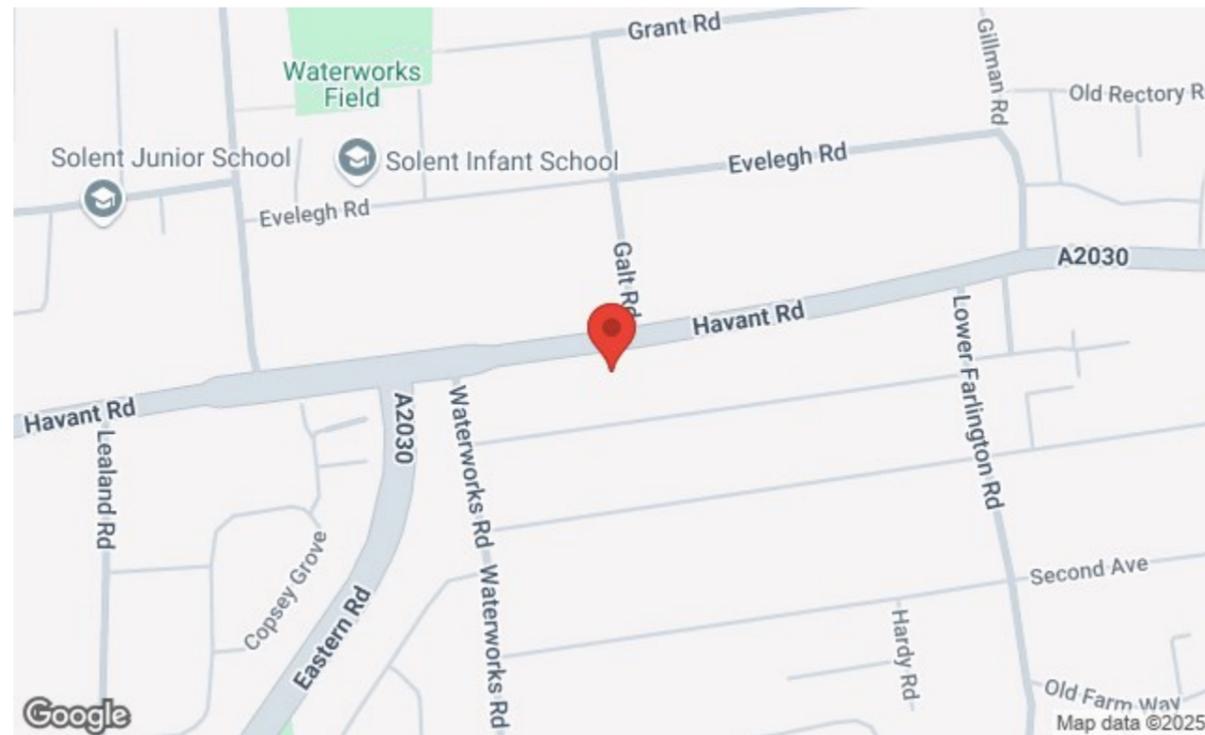


GROUND FLOOR

1ST FLOOR



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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FOR SALE

Asking Price £500,000

Havant Road, Portsmouth PO6 1NE

bernards THE ESTATE AGENTS



3 1 2

HIGHLIGHTS

- ❖ NO FORWARD CHAIN
- ❖ SOUGHT AFTER HAVANT ROAD LOCATION
- ❖ 100FT PLUS SOUTH FACING REAR GARDEN
- ❖ POTENTIAL TO EXTEND (STPP)
- ❖ THREE BEDROOMS
- ❖ CIRCA 1100 SQFT LIVING SPACE
- ❖ GARAGE
- ❖ OFF ROAD PARKING
- ❖ MODERN FITTED KITCHEN
- ❖ OUTBUILDING

Nestled in the desirable area of Farlington, Portsmouth, this charming detached house on Havant Road presents an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide a perfect setting for relaxation and entertaining guests, while the modern kitchen is designed to meet the needs of contemporary lifestyles.

With a generous footprint of approximately 1100 square feet, this home is both spacious and functional. The property benefits from a drive that accommodates multiple vehicles, along with a garage for additional storage or parking needs. One of the standout features of this residence is the expansive south-facing garden, extending over 100 feet, which is ideal for outdoor activities, gardening, or simply enjoying the sunshine.

Importantly, this property comes with no forward chain, allowing for a smooth and efficient purchase process. There is also potential to extend the home, subject to planning permission, providing an exciting opportunity to tailor the space to your personal preferences.

Situated in a sought-after location, this house is conveniently close to local amenities, schools, and transport links, making it an ideal choice for those looking to settle in a vibrant community. Whether you are a first-time buyer or seeking a family home, this property offers a wonderful blend of comfort, space, and potential. Do not miss the chance to make this delightful house your new home.

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

**LOUNGE**  
12'7" x 12'4" (3.86 x 3.78)

**DINING/SITTING ROOM**  
21'7" x 10'4" (6.6 x 3.15)

**KITCHEN**  
14'4" x 7'3" (4.37 x 2.21)

**BEDROOM ONE**  
17'1" x 11'3" (5.23 x 3.45)

**BEDROOM TWO**  
11'1" x 10'4" (3.38 x 3.15)

**BEDROOM THREE**  
7'1" x 8'9" (2.18 x 2.67)

**WET 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
EU Directive 2002/91/EC		79	59
England & Wales			



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