



## 15 Berkeley Square, Havant

Guide Price £485,000 Freehold



# 15 Berkeley Square

Warblington, Havant

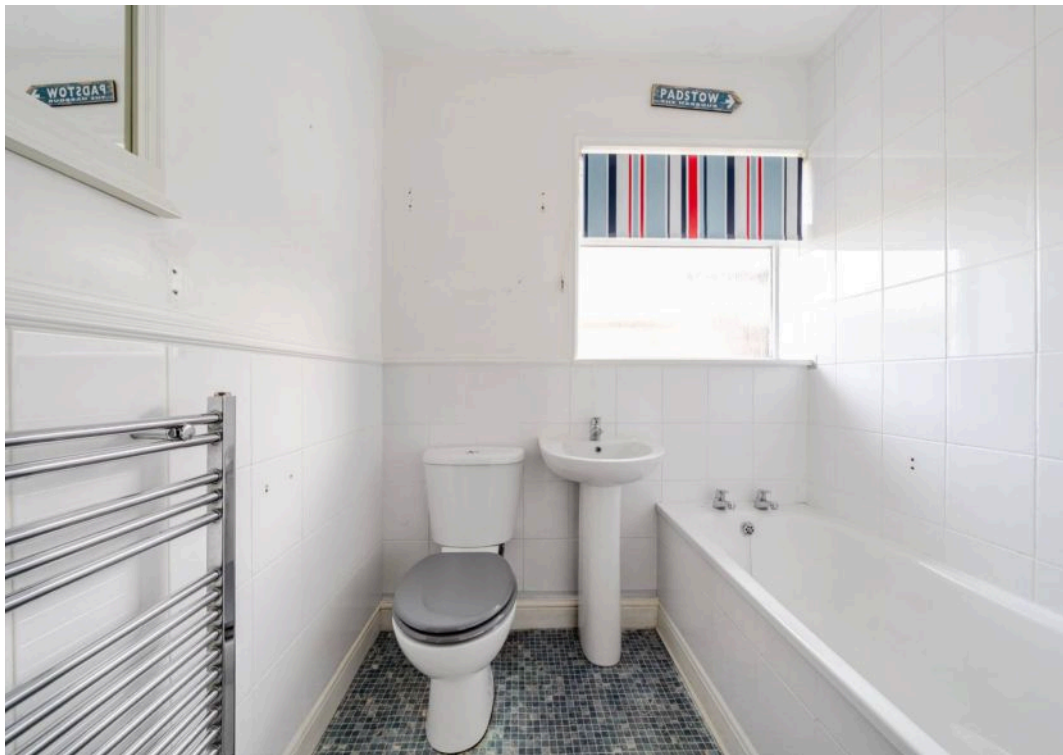
- Two Bedroom Detached Bungalow
- Some Modernisation Required
- Potential to Extend STP
- Light & Spacious Rooms
- Double Glazing & Gas Central Heating
- Family Bathroom
- Double Bedrooms
- Private Secure Garden
- Garage & Drive Providing Ample Parking
- Requested Location
- No Forward Chain

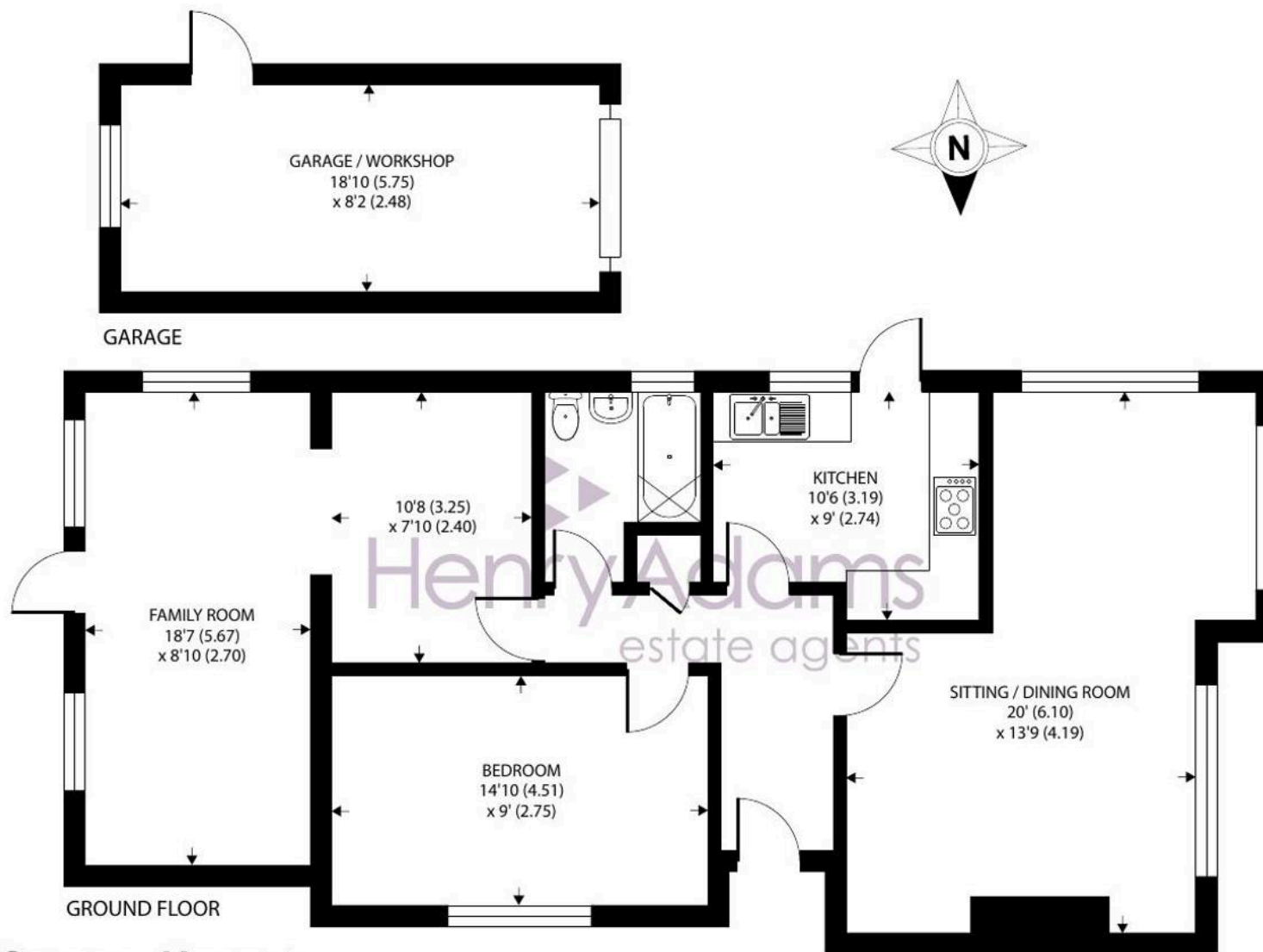
Situated in a much-desired location, this charming two-bedroom detached bungalow offers the perfect opportunity for those seeking a property with great potential. While some modernisation is required, this residence boasts light and spacious rooms that provide a blank canvas for your personal touch. With the possibility to extend (subject to planning), this bungalow presents an ideal project for those looking to create their dream home. Featuring double glazing and gas central heating, comfort and energy efficiency are ensured throughout. The property comprises a family bathroom and two generously sized double bedrooms, offering ample space for a growing family or guests.

Don't miss out on the opportunity to own this delightful bungalow with endless possibilities for personalisation and enhancement. Contact us today to arrange a viewing and take the first step towards making this property your home.









## Berkeley Square, Havant

Approximate Area = 890 sq ft / 82.6 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 1043 sq ft / 96.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.  
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The outdoor space of this property offers a private and secure garden that is perfect for enjoying al-fresco dining or entertaining friends and family. The garage and drive provide ample parking space for multiple vehicles, ensuring convenience and accessibility for residents and visitors alike. Whether you are looking to unwind in the tranquillity of the garden or host gatherings in a spacious outdoor setting, this property offers versatility and practicality for all your lifestyle needs.

Berkeley Square is situated on the eastern edge of Havant in the sought after residential Warblington area. The town centre is less than a miles via a footbridge or a little more by road and caters for all day-to-day shopping requirements, including Waitrose and a mainline railway station with access to London Waterloo to the north and Brighton and Southampton to the east and west. The property also has good road access via the A27 to Chichester, Southampton via the M27 and London via the A3M. The delights of the South Downs and rural pursuits to the north and Chichester and Langstone Harbours with its many sailing clubs nearby make this a popular area to live in.

Council Tax band: D

EPC Energy Efficiency Rating: D







## Henry Adams - Emsworth

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.