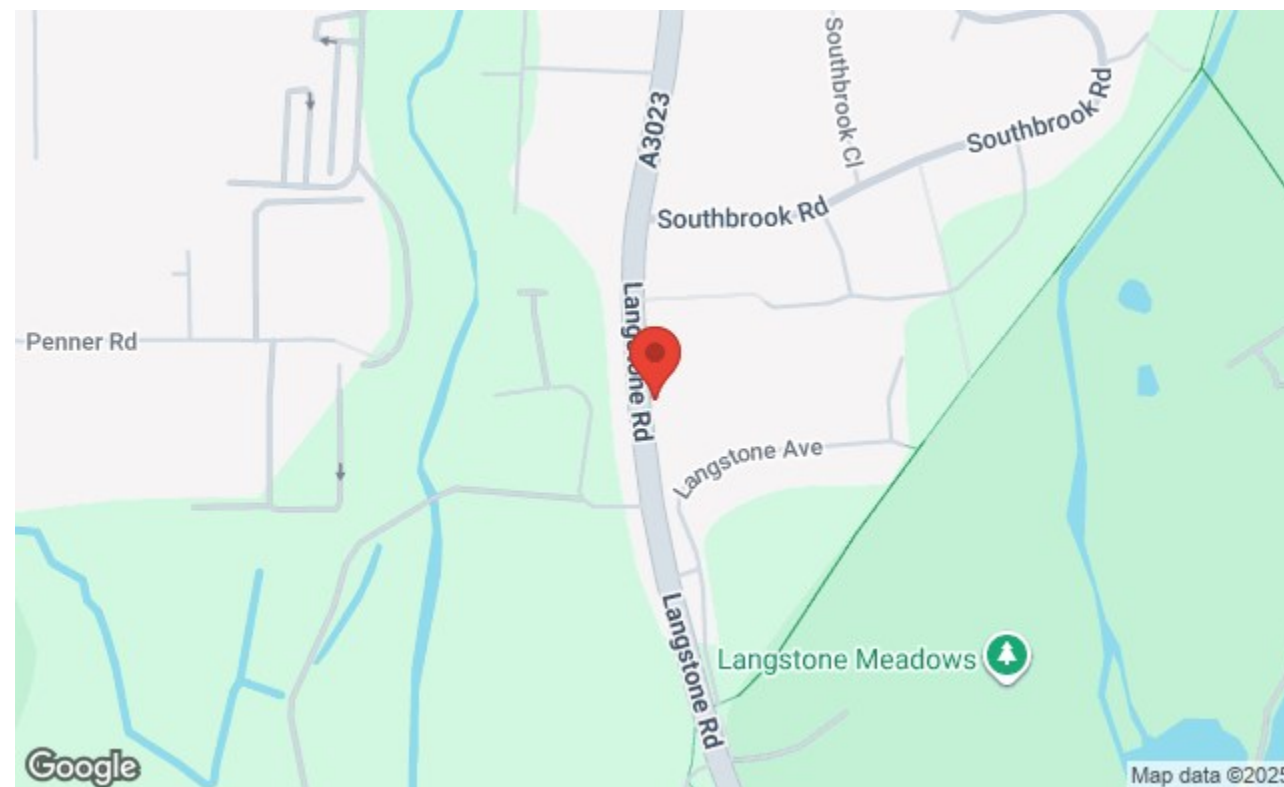


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Taylor Hill & Bond. REF: 1290378



1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX  
t: 02392 482147



Price Guide £750,000

Langstone Road, Havant PO9 1RB

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ Edwardian Detached Property
- ❖ Two Generous Reception Rooms
- ❖ Large Traditional Style Kitchen
- ❖ Conservatory/Garden Room
- ❖ Four Good Size Bedrooms
- ❖ Ensuite Shower to Primary
- ❖ Long Rear Easterly Garden
- ❖ Expansive Private Driveway
- ❖ Abundance of Period Features
- ❖ Original Stained Glass Windows

Situated within the desirable and ever popular locality of Langstone, this beautifully presented Edwardian detached family home is a fantastic example of charming period elegance partnered with tasteful character features. Whilst being instantly captivated by delicately detailed stained glass and decorative storm porch, this property boasts a wealth of character, spacious living accommodation and generous bedroom sizes.

The sitting room boasts an abundance of traditional period features including architraves, delicate bay window detailing and high ceilings. The tasteful decoration has been executed to reflect the property's Edwardian heritage, with bold warm colour schemes evoking a real sense of comfort and presence. Benefiting from an additional versatile reception, complete with traditional fireplace, built-in bookcase with storage and access to the rear garden and patio via double glass doors. The kitchen incorporates traditional in-frame style shaker cabinetry finished with bespoke quartz & solid wood work-surfaces. The space boasts a centralised island and an area of additional continuation of worktop

to create a designated breakfast bar. Double glass doors open to the conservatory, flooded with light and boasting the ideal space to relax and appreciate the garden. A downstairs WC is practically located beneath the stairs.

Upstairs, a warm primary bedroom with large bay window evokes calm whilst boasting the addition of a personal shower facility. The second bedroom benefits from built in storage & overlooks the mature garden. The family bathroom has been tastefully modernised whilst reflecting the period charm of the home. Adjacent, a well-presented third bedroom is nestled beautifully into the furthest area of the upstairs, with a few steps down into the space for added character. Bedroom four completes the first floor and currently purposed as a home office.

Externally, established borders, feature pond & seating areas complete the Easterly rear garden.

Call today to arrange a viewing

02392 482147

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

**SITTING ROOM**  
18'2" x 14'0" (5.54 x 4.27)

**DINING ROOM**  
15'1" x 12'0" (4.60 x 3.66)

**KITCHEN/BREAKFAST ROOM**  
25'11" x 11'4" (7.91 x 3.46)

**CONSERVATORY**  
10'11" x 10'3" (3.33 x 3.13)

**BEDROOM ONE**  
18'0" x 14'0" (5.49 x 4.29)

**BEDROOM TWO**  
15'7" x 12'0" (4.77 x 3.66)

**BEDROOM THREE**  
12'1" x 11'6" (3.69 x 3.51)

**BEDROOM FOUR/OFFICE**  
7'5" x 7'1" (2.28 x 2.16)

**COUNCIL TAX BAND F**

## MORTGAGE SERVICES

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 then we can certainly help.

## OFFER CHECK

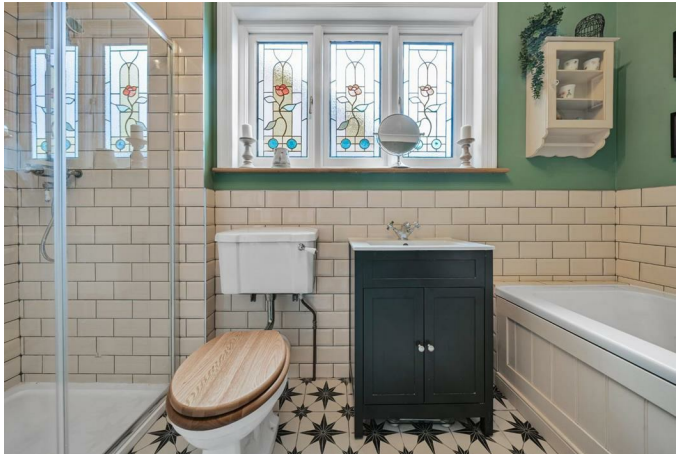
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please contact your local office so we can verify your financial/Mortgage situation.

## REMOVALS

Also here at Bernards we like to offer our clients the complete service. In doing so, we have taken the time to source a reputable removal company to ensure that your belongings are moved safely. Please ask in office for further details and quotes.

## SOLICITORS

Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner. Please ask a member of staff 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		
England & Wales		



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