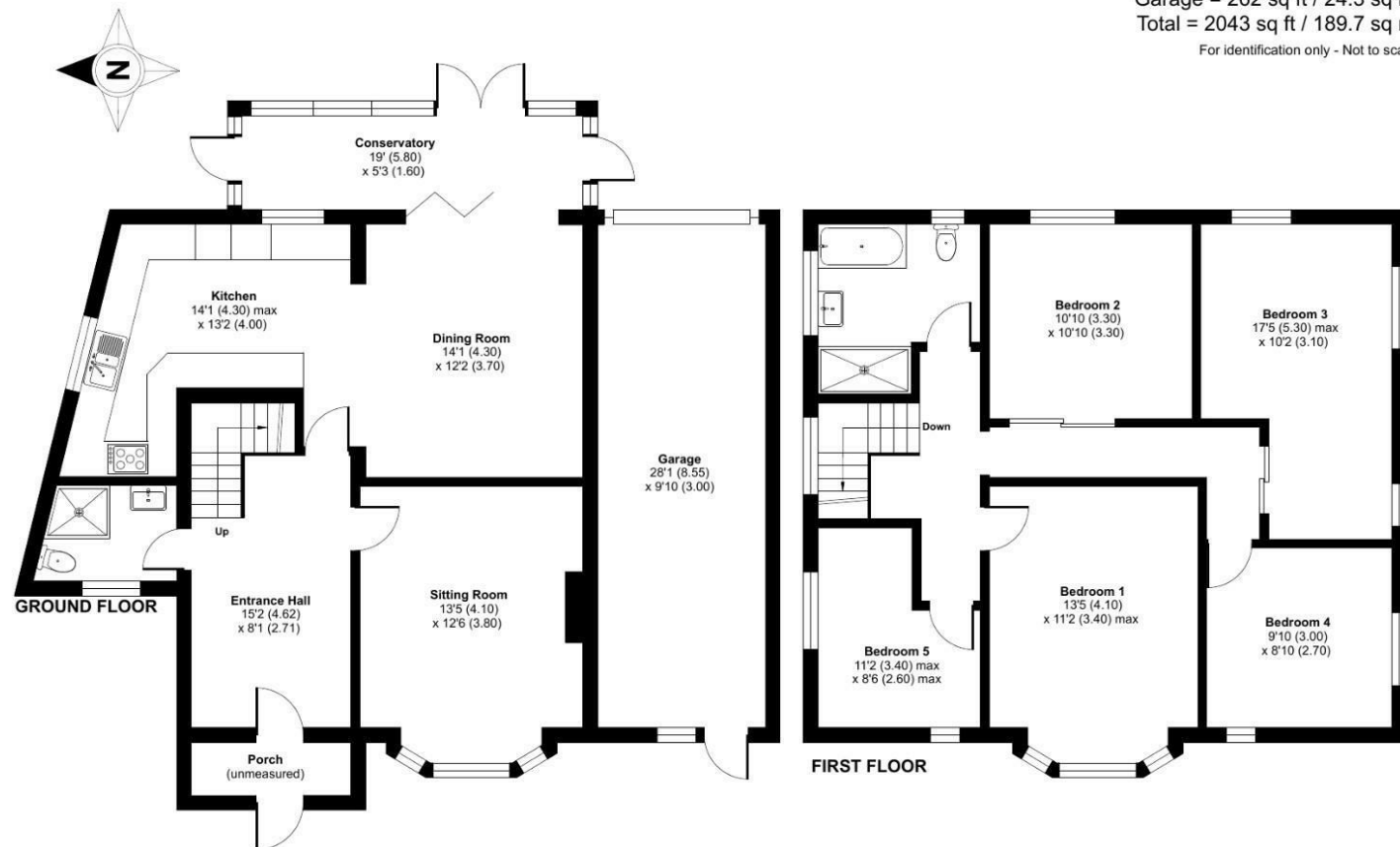
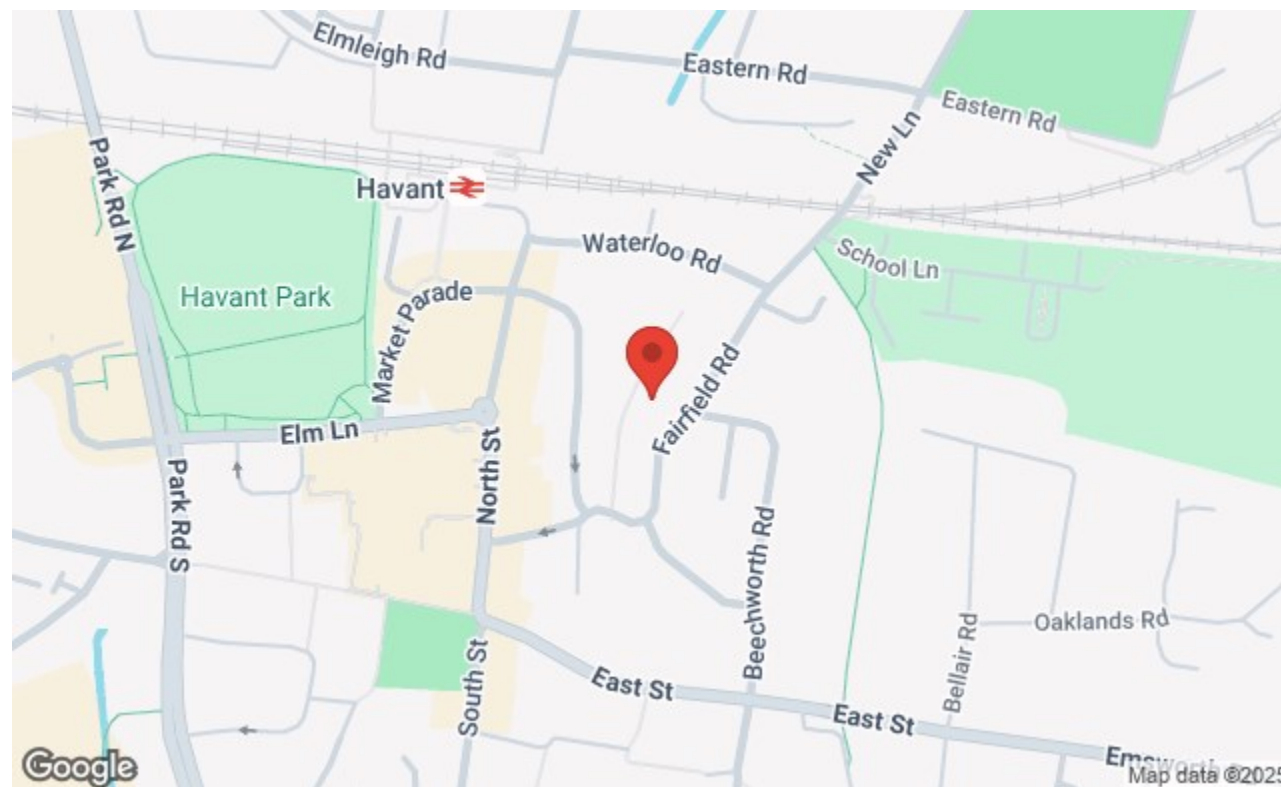


Approximate Area = 1781 sq ft / 165.4 sq m (exclude porch)
 Garage = 262 sq ft / 24.3 sq m
 Total = 2043 sq ft / 189.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Taylor Hill & Bond. REF: 1169107



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



Asking Price £725,000

Manor Close, Havant PO9 1BD

bernards
 THE ESTATE AGENTS



HIGHLIGHTS

- ❖ Detached Family Home
- ❖ Lounge with Character Features
- ❖ Modernised Kitchen/Family Room
- ❖ Ground Floor Shower Room
- ❖ Beautifully Rennovated Throughout
- ❖ Five Great Size Bedrooms
- ❖ Contemporary Family Bathroom
- ❖ Private Sunny Rear Garden
- ❖ Original Porthole Windows
- Double Length Garage

Located in a desirable position within central Havant, this five-bedroom detached property offers a high specification of living accommodation with enclosed private landscaped rear garden and off-road parking. Benefiting from excellent local transport links and a walk-able proximity to town centre.

A mature and attractive frontage provides this family home with a beautiful approach. A generous entrance hallway provides access to all ground floor rooms and stairs rising to first floor. A practical downstairs shower room is positioned to the left upon entry just ahead of the stairs. The kitchen is finished to a beautiful standard offering a fantastic selection of traditional shaker style cabinetry, the storage is plentiful with spaces for freestanding utility appliances as well as the integrated cooking facilities which flows into a versatile open plan living/entertaining space. The living room is a great size, neutrally decorated and sits to the front elevation with views out to the mature frontage making it feel restful and secluded. Internal bi-fold doors open through to the conservatory which leads out to the landscaped garden and garage.

To the first floor, the landing flows centrally to all bedrooms and generous family bathroom. Having been thoughtfully renovated by the current owners, the upstairs flows seamlessly combining perfectly for families & guests alike. The bathroom is spacious boasting both bath and shower facilities of high finish. The primary is an excellent space, benefiting from a large bay fronted window which floods the room with light. Bedrooms two and three are equally spacious and benefit from clever use of internal pocket doors for space saving. Bedrooms four and five sit to the front elevation and offer versatile use with bedroom five currently set up as a functional home office.

The driveway and access to garage is at the rear within the garden which is laid to lawn, paved seating area, shingle pathways and brick built storage.

Call today to arrange a viewing

02392 482147

www.bernardsestates.co.uk



PROPERTY INFORMATION

SITTING ROOM
13'5" x 12'5" (4.10 x 3.80)

DINING ROOM
14'1" x 12'1" (4.30 x 3.70)

KITCHEN
14'1" x 13'1" (4.30 x 4.00)

CONSERVATORY
19'0" x 5'2" (5.80 x 1.60)

BEDROOM ONE
13'5" x 11'1" (4.10 x 3.40)

BEDROOM TWO
10'9" x 10'9" (3.30 x 3.30)

BEDROOM THREE
17'4" x 10'2" (5.30 x 3.10)

BEDROOM FOUR
9'10" x 8'10" (3.00 x 2.70)

BEDROOM FIVE
11'1" x 8'6" (3.40 x 2.60)

GARAGE
28'0" x 9'10" (8.55 x 3.00)

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		82
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



Call today to arrange a viewing
02392 482147
www.bernardsestates.co.uk

