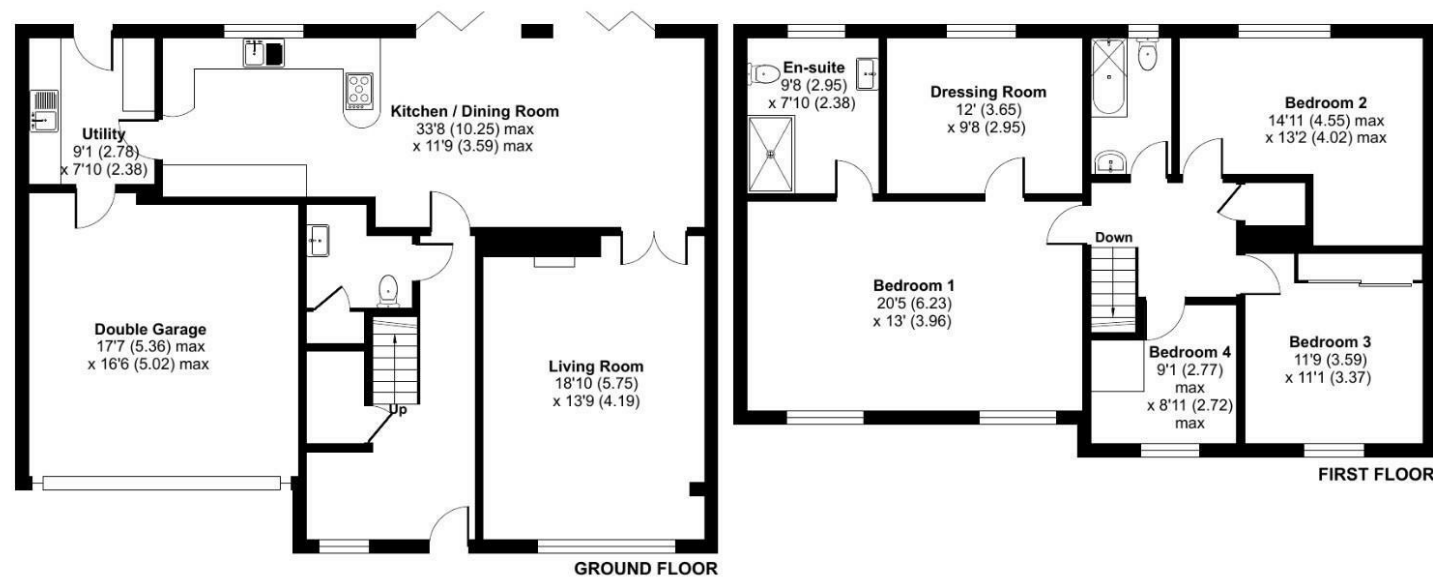
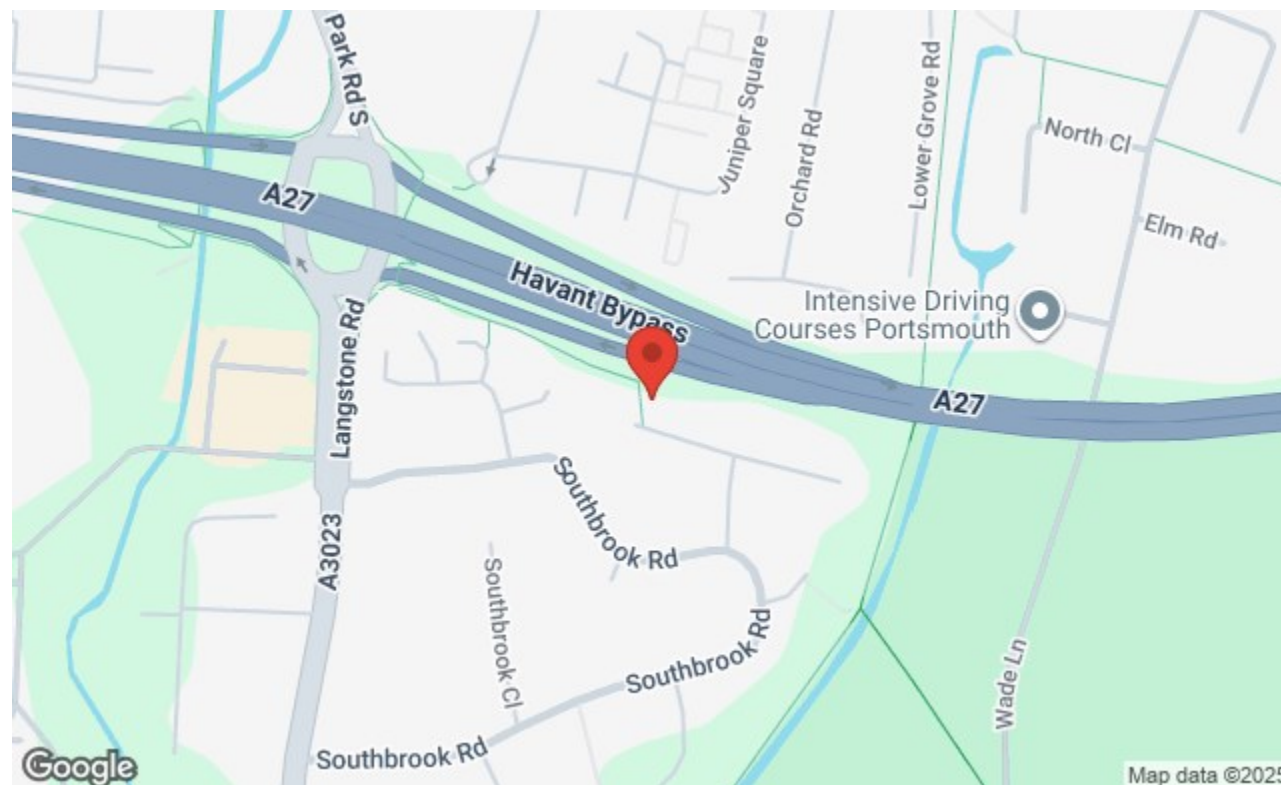




Approximate Area = 1946 sq ft / 180.7 sq m
Garage = 288 sq ft / 26.7 sq m
Total = 2234 sq ft / 207.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Taylor Hill & Bond. REF: 1331043



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



Guide Price £784,000

Hamilton Close, Havant PO9 1RP

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HIGHLIGHTS

- ❖ Modernised Detached Family Home
- ❖ Spacious Living Room with Log Burner
- ❖ Extended Open Plan Kitchen Diner
- ❖ Separate Utility Room for practicality
- ❖ Generous Primary Bedroom with Ensuite
- ❖ Dressing Room within Primary Suite
- ❖ Landscaped Rear Garden
- ❖ Large Private Driveway
- ❖ Double Garage for optimum storage
- ❖ Walking distance to Langstone Harbour

Nestled in the desirable Hamilton Close, Langstone, this stunning detached family home offers a perfect blend of modern living and comfort. With four spacious bedrooms and three well-appointed bathrooms, this property is ideal for families seeking both space and style.

Upon entering, you are greeted by a large living room that provides a welcoming atmosphere, perfect for relaxation and entertaining. The open-plan kitchen and dining area is a highlight of the home, featuring contemporary finishes and an adjoining utility room that adds to the practicality of daily life. The primary bedroom suite is a true retreat, complete with a luxurious shower room and a separate dressing room, ensuring a private

space for unwinding.

The exterior of the property is equally impressive, boasting a beautifully zoned rear garden that requires minimal maintenance. This outdoor space includes a seated patio area, perfect for al fresco dining or enjoying a quiet moment in the sun. The large driveway accommodates multiple vehicles, complemented by a double garage, providing ample parking and storage solutions.

This modernised family home in Langstone is not just a place to live; it is a lifestyle choice that offers convenience, comfort, and elegance. With its prime location and thoughtful design, this property is sure to attract discerning buyers looking for their dream home.

Call today to arrange a viewing
02392 482147
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PROPERTY INFORMATION

LIVING ROOM
18'10" x 13'8" (5.75 x 4.19)

KITCHEN/DINING ROOM
33'7" x 11'9" (10.25 x 3.59)

UTILITY ROOM
9'1" x 7'9" (2.78 x 2.38)

BEDROOM ONE
20'5" x 12'11" (6.23 x 3.96)

DRESSING ROOM
11'11" x 9'8" (3.65 x 2.95)

BEDROOM TWO
14'11" x 13'2" (4.55 x 4.02)

BEDROOM THREE
11'9" x 11'0" (3.59 x 3.37)

BEDROOM FOUR
9'1" x 8'11" (2.77 x 2.72)

DOUBLE GARAGE
17'7" x 16'5" (5.36 x 5.02)

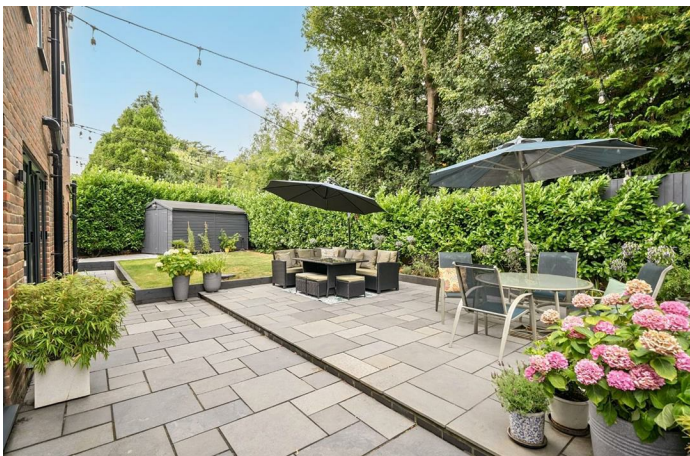
COUNCIL TAX BAND E

MORTGAGE SERVICE
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
(81-91) B		
(69-80) C	72	
(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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