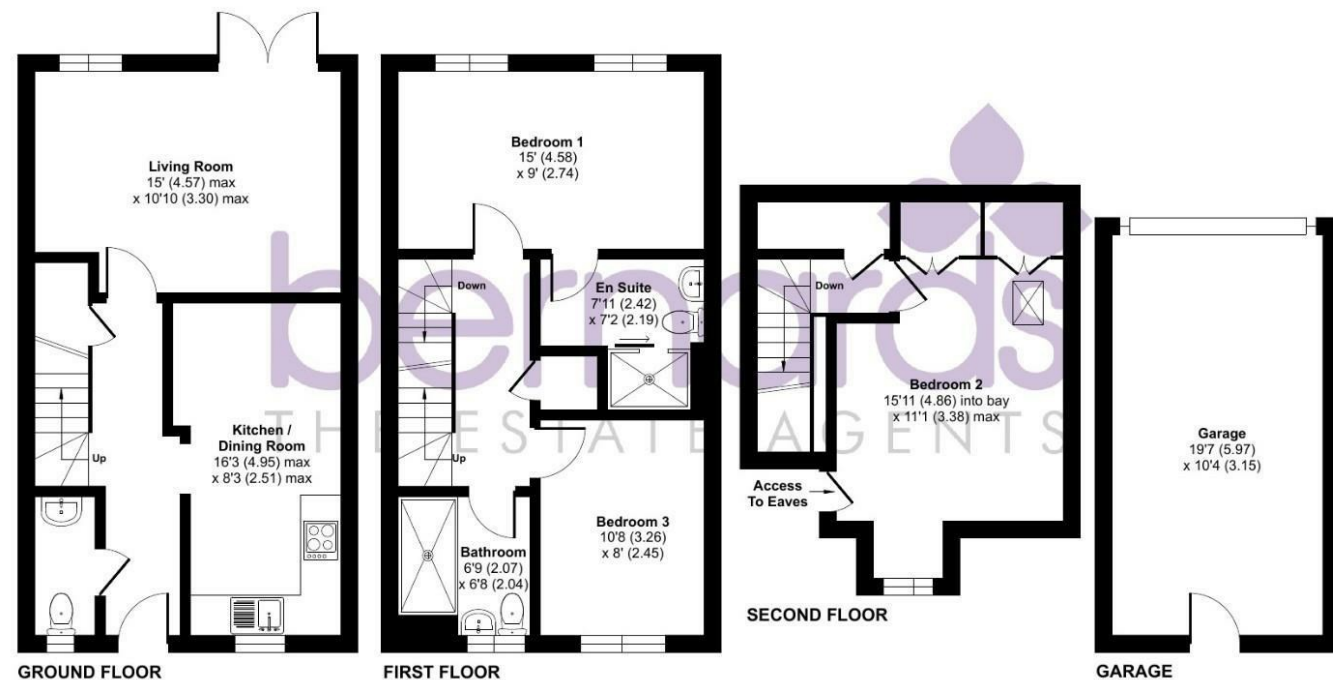


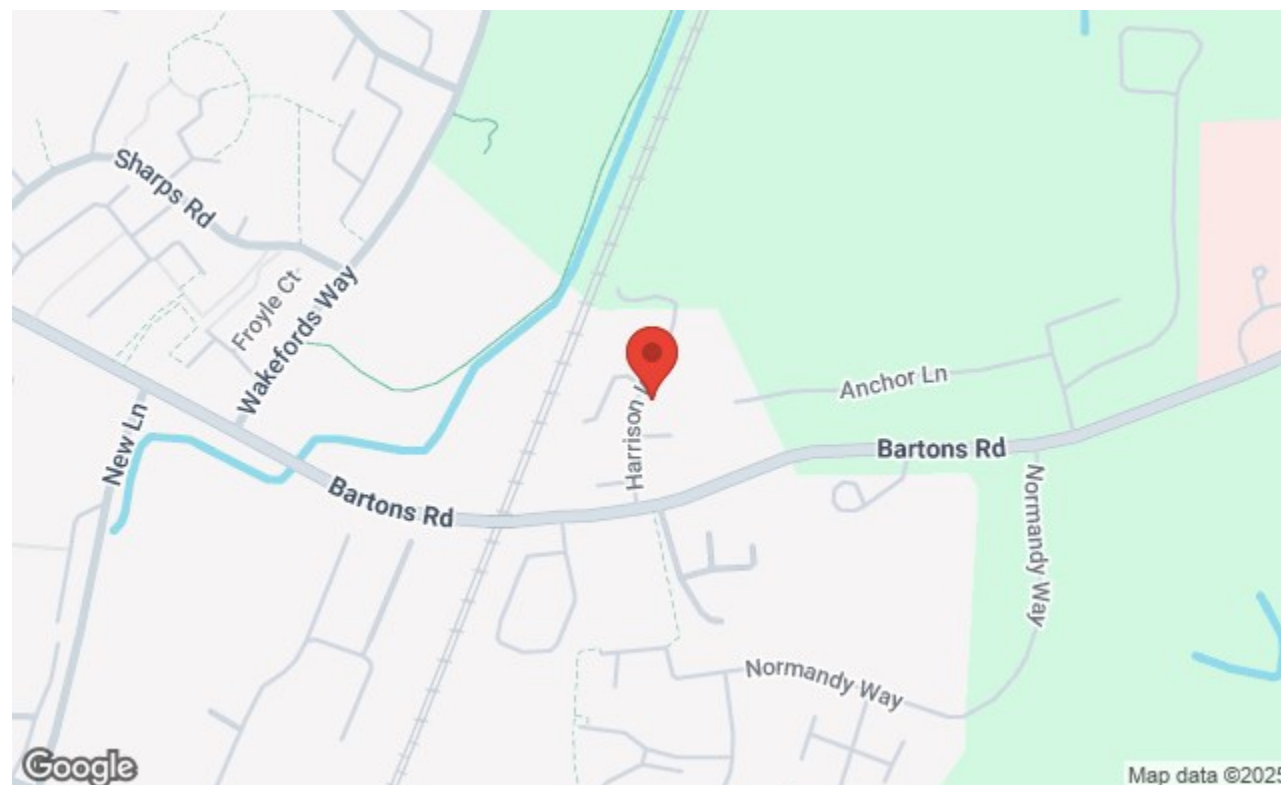


## Harrison Way, Havant, PO9

Approximate Area = 1056 sq ft / 98.1 sq m  
Garage = 202 sq ft / 18.7 sq m  
Total = 1258 sq ft / 116.8 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). © nichicom 2025.  
Produced for Bernards Estate and Letting Agents Ltd. REF: 1369912



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



Price Guide £350,000

Harrison Way, Havant PO9 5FD

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THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ Semi Detached Town House
- ❖ Large Rear Living Room
- ❖ Spacious Kitchen/Dining Room
- ❖ Ground Floor WC
- ❖ Three Double Bedrooms
- ❖ Ensuite to Primary
- ❖ Modern Family Bathroom
- ❖ Requested Locality
- ❖ Under 10yr Build Warranty
- ❖ Close to Local Amenities

Positioned in the sought-after locality of Harrison Way, Havant, this charming semi-detached house offers a perfect blend of modern living and comfort. Built in 2017, this property spans an impressive 1,052 square feet and features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

The rear of the property benefits from a generous lounge that invites an abundance of natural light, creating a warm and welcoming space. The generous kitchen, complete with a dining area, is perfect for entertaining guests or enjoying family meals. A practical downstairs WC completes the ground floor.

The primary bedroom boasts an ensuite bathroom, providing a private retreat for relaxation. The family bathroom services the third bedroom also located on the first floor ensuring

convenience for all residents. The second bedroom is positioned on the second floor benefiting from built-in storage and velux windows.

Parking is available on a private driveway for two cars and a detached single garage, you will never have to worry about external facilities/storage and accessibility.

The property is situated in a desirable area, making it a fantastic opportunity for those looking to settle in a vibrant community. With its modern features and thoughtful design, this three-bedroom semi-detached townhouse is a must-see for anyone seeking a comfortable and stylish home in Havant. Don't miss the chance to make this delightful property your own.

Call today to arrange a viewing  
02392 482147  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

**LIVING ROOM**  
14'11" x 10'9" (4.57 x 3.30)

**KITCHEN/DINING ROOM**  
16'2" x 8'2" (4.95 x 2.51)

**BEDROOM ONE**  
15'0" x 8'11" (4.58 x 2.74)

**ENSUITE**  
7'11" x 7'2" (2.42 x 2.19)

**BEDROOM TWO**  
15'11" x 11'1" (4.86 x 3.38)

**BEDROOM THREE**  
10'8" x 8'0" (3.26 x 2.45)

**BATHROOM**  
6'9" x 6'8" (2.07 x 2.04)

**GARAGE**  
19'7" x 10'4" (5.97 x 3.15)

**COUNCIL TAX BAND C**

## 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.

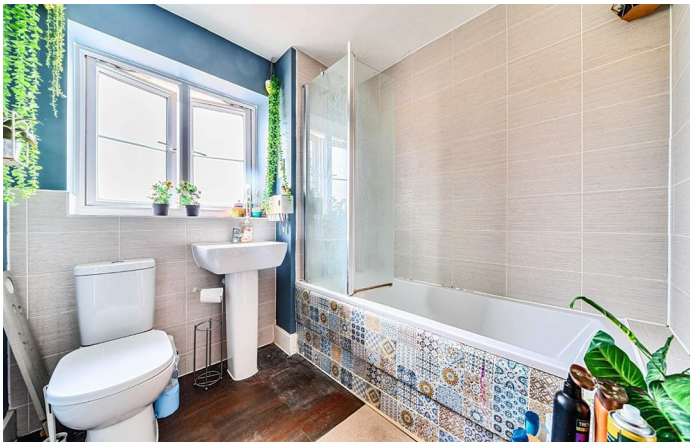
## REMOVALS

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	
Very energy efficient - lower running costs (92 plus) <b>A</b>	95
(81-91) <b>B</b>	84
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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