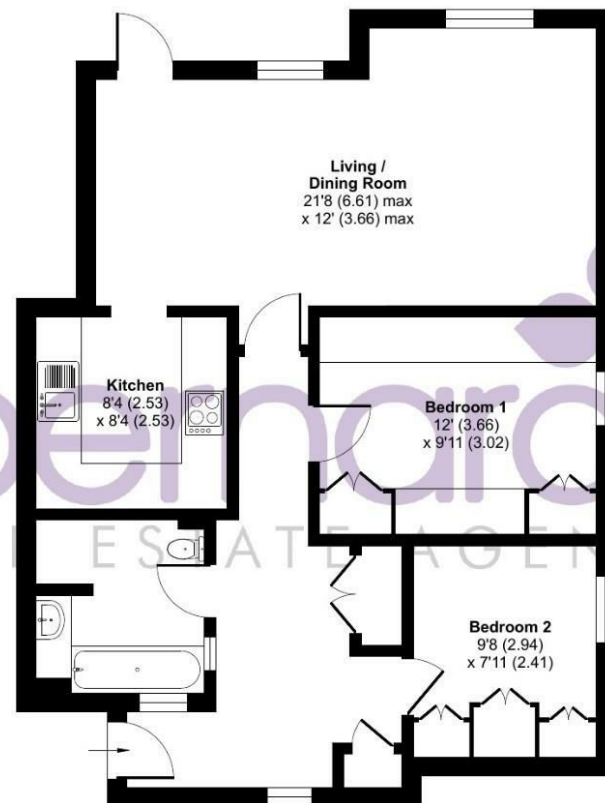


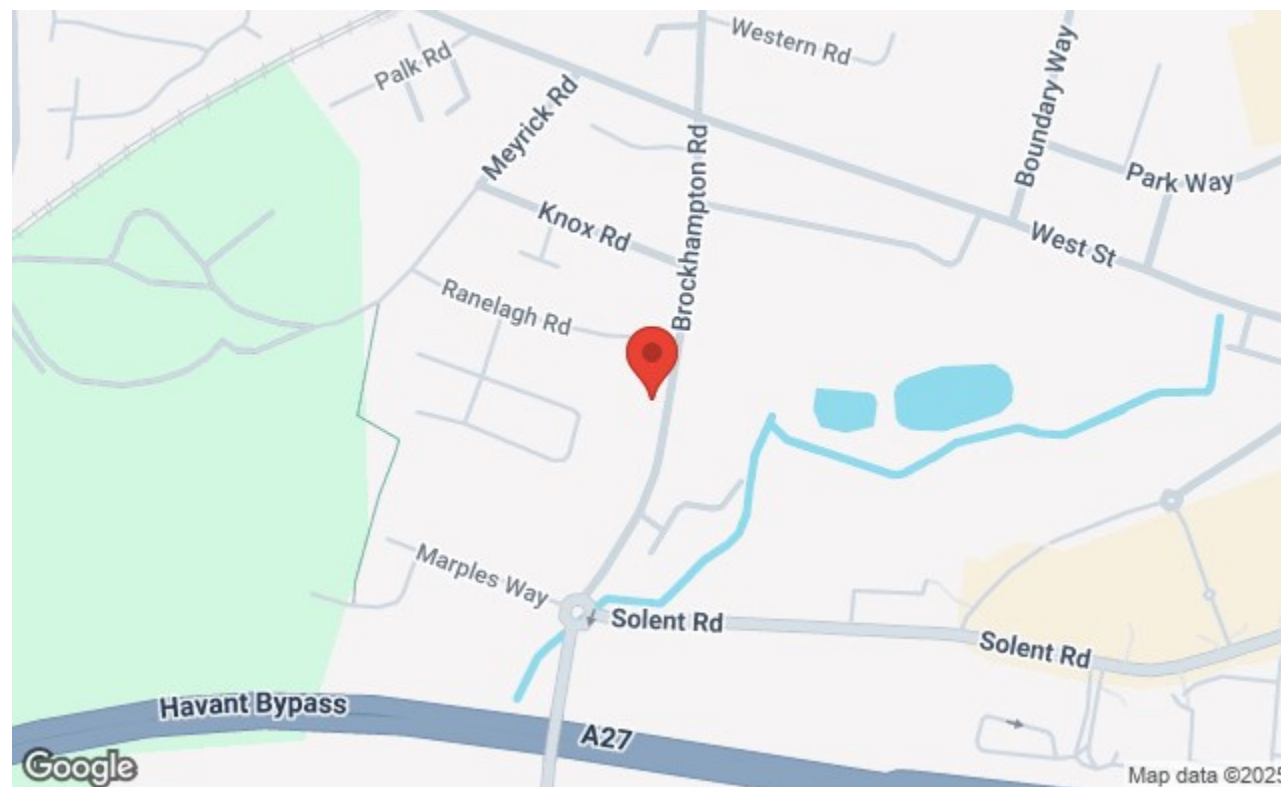
Brockhampton Road, Havant, PO9

Approximate Area = 712 sq ft / 66.1 sq m
For identification only - Not to scale



GROUND FLOOR

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: 1365720



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



Offers In Excess Of £250,000

Brockhampton Road, Havant PO9 1PH

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HIGHLIGHTS

- ❖ Ground Floor Apartment
- ❖ Open Plan Living/Dining Room
- ❖ Beautiful Outlook to Gardens
- ❖ Well Equipped Spacious Kitchen
- ❖ Two Double Bedrooms
- ❖ Private Rear Patio
- ❖ Beautiful Communal Grounds
- ❖ Seating Area & Stream
- ❖ Close Proximity to Town Centre
- ❖ Own Rear & Secure Front Entrance

Positioned on Brockhampton Road, within close proximity to the town centre of Havant, this delightful ground floor apartment offers a perfect blend of comfort and convenience. Built in 1991, the property spans an impressive 712 square feet and features two generously sized double bedrooms, making it an ideal choice for couples, small families, or those seeking a peaceful retreat.

As you enter, you are welcomed into a spacious open plan living and dining area, which is bathed in natural light and provides a warm and inviting space. The well-designed walk-through kitchen seamlessly connects to the living space, making it perfect for entertaining guests or enjoying quiet evenings at home. The apartment is neutrally presented throughout, allowing you to easily personalise the space to suit your taste.

One of the standout features of this property is

the lovely views across the well-maintained communal grounds and the gentle stream, providing a serene backdrop to your daily life. The apartment also boasts a private patio seating area at the rear, accessible through your own back door, offering a perfect spot for al fresco dining or simply enjoying the fresh air.

For added convenience, visitors parking is available on-site, as well as an allocated residents sole space and the communal entrance is well-maintained, ensuring a pleasant and secure arrival for you and your guests. This apartment combines comfort, style, and a sense of community in a desirable location. Don't miss the opportunity to make this charming property your own.

Call today to arrange a viewing

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PROPERTY INFORMATION

LIVING/DINING ROOM
21'8" x 12'0" (6.61 x 3.66)

KITCHEN
8'3" x 8'3" (2.53 x 2.53)

BEDROOM ONE
12'0" x 9'10" (3.66 x 3.02)

BEDROOM TWO
9'7" x 7'10" (2.94 x 2.41)

LEASEHOLD INFORMATION
999yr Lease from Build Completion in 1991 - 966yrs remaining.
Ground Rent: £1 per annum.
Maintenance Charge: £1300 per annum.

COUNCIL TAX BAND C

MORTGAGE SERVICES
We offer financial services here at Bernard's. 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 Bernard's Estate Agents are marketing, please contact your local office so we can verify your financial/Mortgage situation.

REMOVALS
Also here at Bernard's 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
Bernard's 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	71	74
(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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