

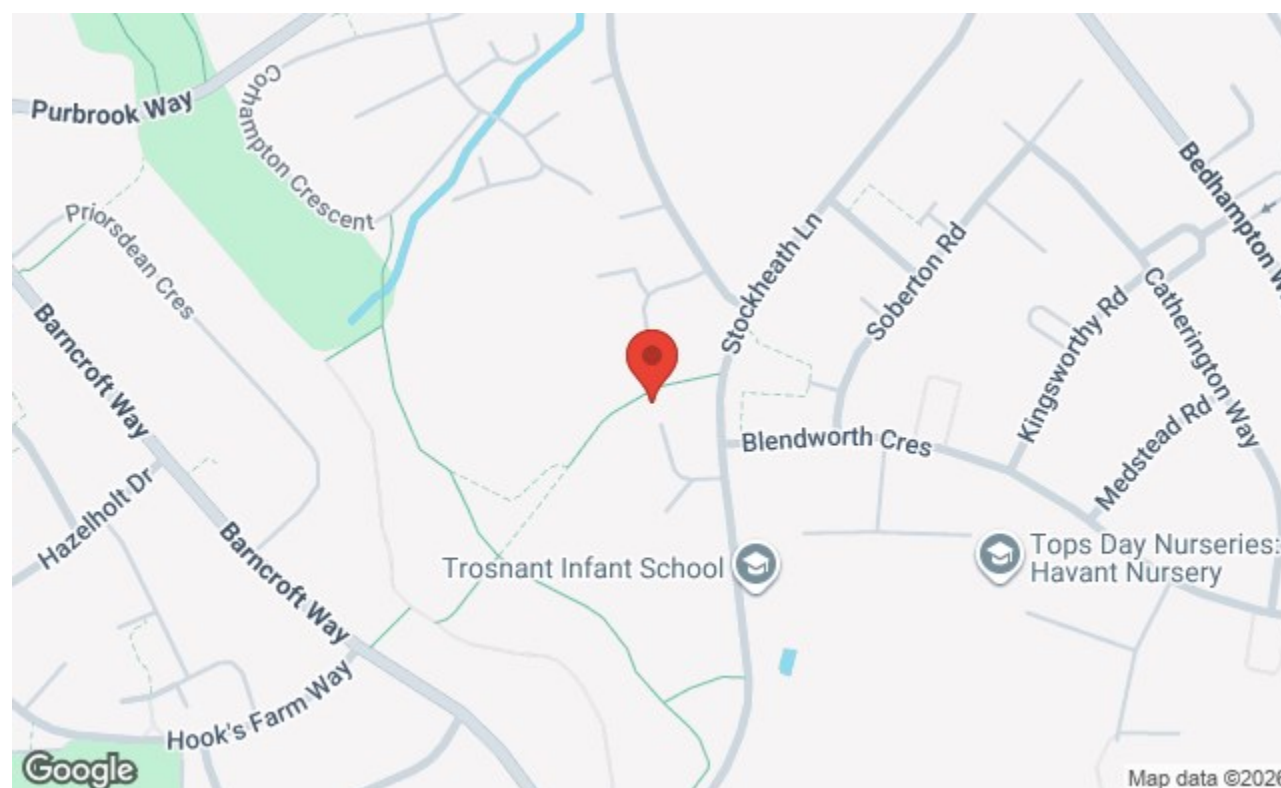


## St. Francis Place, Havant, PO9

Approximate Area = 864 sq ft / 80.2 sq m  
Garage = 158 sq ft / 14.6 sq m  
Total = 1022 sq ft / 94.8 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: 1386343



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



Offers In Excess Of £350,000

St. Francis Place, Havant PO9 3BS

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ LINKED DETACHED
- ❖ THREE BEDROOMS
- ❖ RECEPTION/DINING ROOM
- ❖ WC
- ❖ BATHROOM
- ❖ GENEROUS GARDEN
- ❖ GARAGE
- ❖ MODERN FINISH
- ❖ NO FORWARD CHAIN
- ❖ A MUST VIEW

Situated in the popular location of St. Francis Place, Havant, this delightful linked detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,022 square feet, the property features a spacious reception/dining room, ideal for both entertaining guests and enjoying family meals.

With three well-proportioned bedrooms, this home provides ample space for a growing family or those seeking a guest room or home office. The bathroom is thoughtfully designed, and there is an additional downstairs WC for added convenience.

One of the standout features of this property is the generous garden, which offers a tranquil outdoor space for relaxation, gardening, or children's play. Additionally, the garage provides valuable storage or parking options, complemented by space for one vehicle on the driveway.

This property is offered with no forward chain, making it an attractive option for those looking to move in without delay. With its appealing features and prime location, this home is a must-view for anyone seeking a comfortable and inviting residence in Havant.

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





# PROPERTY INFORMATION

## COUNCIL TAX BAND

The local authority is Havant borough council. BAND B

## 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 make contact with you 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 worldly 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!

## RECEPTION/DINING ROOM

23'8" x 10'11" (7.22 x 3.33 )

## KITCHEN

13'1" x 8'6" (4.01 x 2.60 )

## GARAGE

17'7" x 8'11" (5.37 x 2.73)

## BEDROOM ONE

11'7" x 10'9" (3.55 x 3.30)

## BEDROOM TWO

10'10" x 9'6" (3.31 x 2.90 )

## BEDROOM THREE

7'11" x 6'3" (2.42 x 1.92 )

## BATHROOM

6'4" x 5'10" (1.95 x 1.80 )



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		
England & Wales	72	79
EU Directive 2002/91/EC		

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