

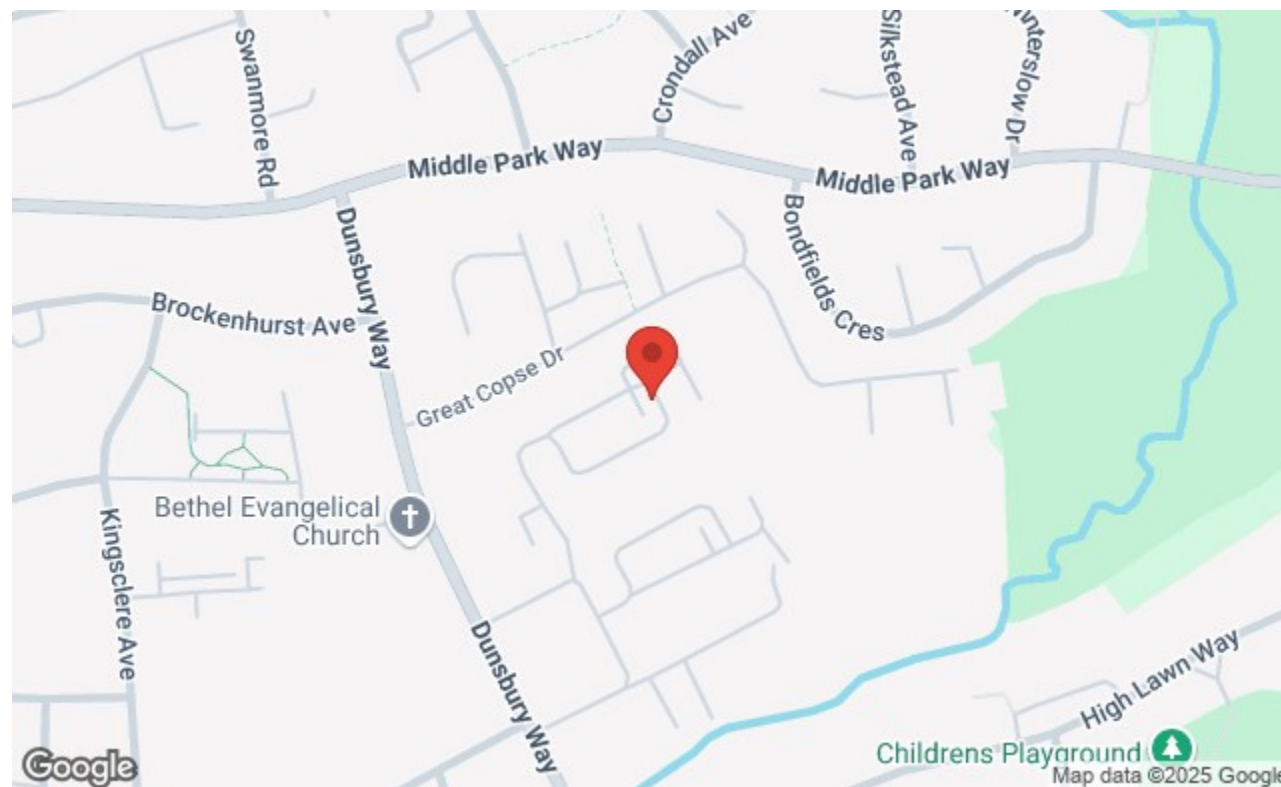


Billys Copse, Havant, PO9

Approximate Area = 696 sq ft / 64.6 sq m
Garage = 223 sq ft / 20.7 sq m
Total = 919 sq ft / 85.3 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 Bernards Estate and Letting Agents Ltd. REF: 1282211



Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
t: 02392 232 888



Offers In Excess Of £190,000

Billys Copse, Havant PO9 5DL

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOMS
- ❖ LIVING/DNING ROOM
- ❖ FITTED KITCHEN
- ❖ SHOWER ROOM
- ❖ GARAGE
- ❖ COACH HOUSE
- ❖ HAVANT
- ❖ POPULAR LOCATION
- ❖ CLOSE TO AMENITIES
- ❖ A MUST VIEW

Nestled in the area of Billys Copse, Havant, this delightful two-bedroom coach house presents an excellent opportunity for those seeking a comfortable and spacious living space. Upon entering, you are welcomed into a spacious living and dining room, perfect for both relaxation and entertaining guests. The well-appointed shower room adds to the convenience of this home, ensuring that all your needs are met.

The property also boasts a garage,

providing ample storage or parking space, which is a valuable asset in today's busy lifestyle. With its appealing layout and thoughtful design, this coach house is ideal for first-time buyers, investment, or those looking to downsize.

The location in Havant offers a blend of tranquillity and accessibility, with local amenities and transport links just a stone's throw away. This property is truly a must-view for anyone in search of a stylish and practical home. Don't miss the chance to make this lovely coach house your own.

Call today to arrange a viewing

02392 232 888

www.bernardsestates.co.uk



PROPERTY INFORMATION

COUNCIL TAX BAND

The local authority is Havant borough council. BAND A

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!

LIVING/DINING ROOM
18'3" x 10'9" (5.58 x 3.29)

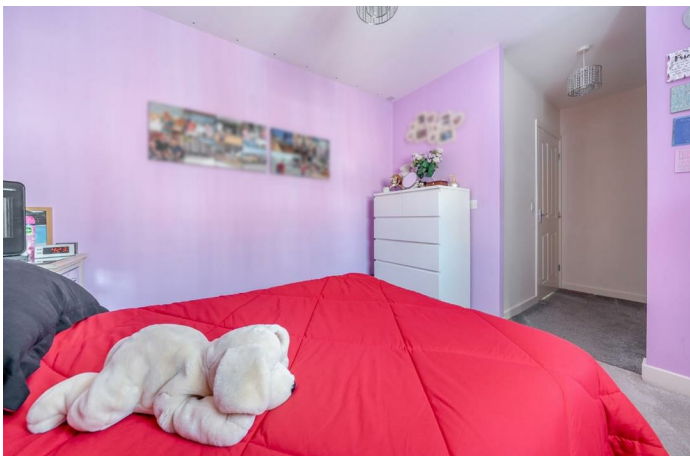
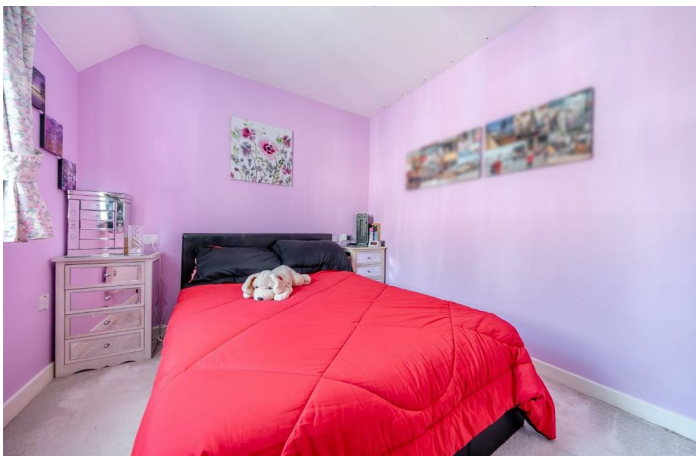
KITCHEN
9'1" x 6'8" (2.77 x 2.05)

BEDROOM ONE
10'0" x 8'10" (3.06 x 2.71)

BEDROOM TWO
10'3" x 8'8" (3.14 x 2.66)

SHOWER ROOM
8'9" (2.69)

GARAGE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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