



Offers In Excess Of £500,000

Belmont Grove, Havant PO9 3PT

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ SEMI DETACHED
- ❖ FOUR BEDROOMS
- ❖ KITCHEN
- ❖ DINING ROOM
- ❖ UTILITY PANTRY
- ❖ LIVING ROOM
- ❖ CONSERVATORY
- ❖ BATHROOM
- ❖ GARAGE
- ❖ A MUST VIEW

Nestled in the charming area of Belmont Grove, Havant, this delightful semi-detached house offers a perfect blend of space and comfort, making it an ideal family home. Spanning an impressive 1,841 square feet, the property boasts four well-proportioned bedrooms, providing ample accommodation for both family living and guests.

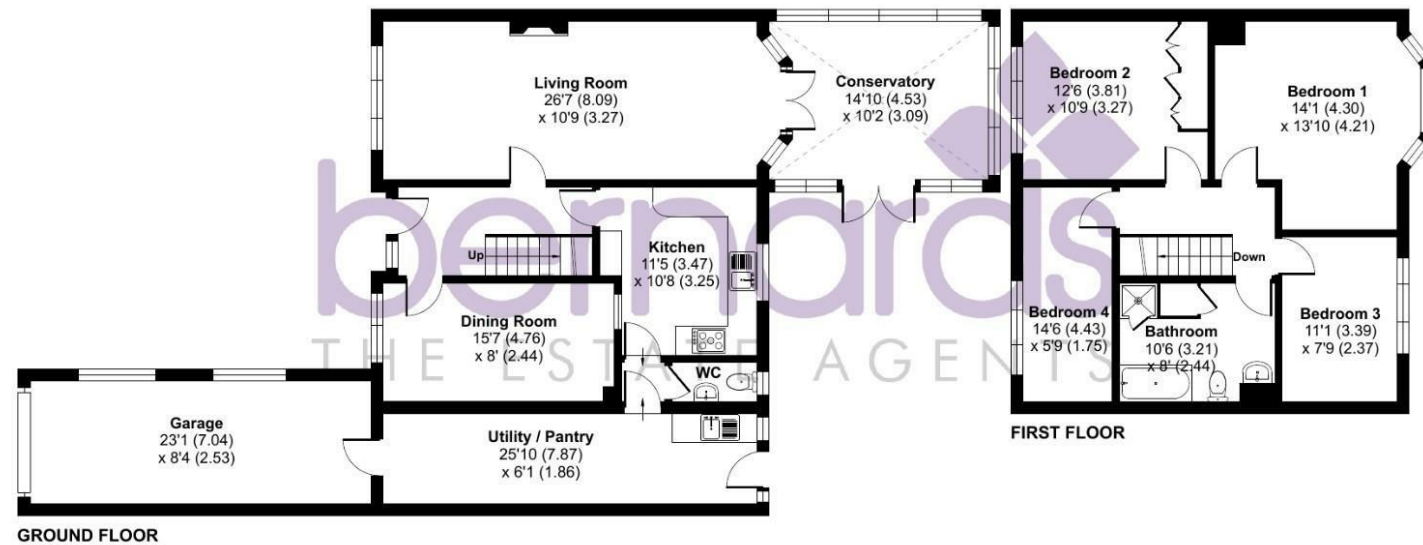
Upon entering, you are welcomed into a spacious reception room that serves as the heart of the home, perfect for entertaining or relaxing with loved ones. The property also features a convenient utility pantry, enhancing the functionality of the kitchen area and ensuring that daily chores are a breeze.

One of the standout features of this residence is the generous garden, which offers a wonderful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air. Additionally, the property benefits from off-road parking, accommodating up to five vehicles, along with a garage for extra storage or secure parking.

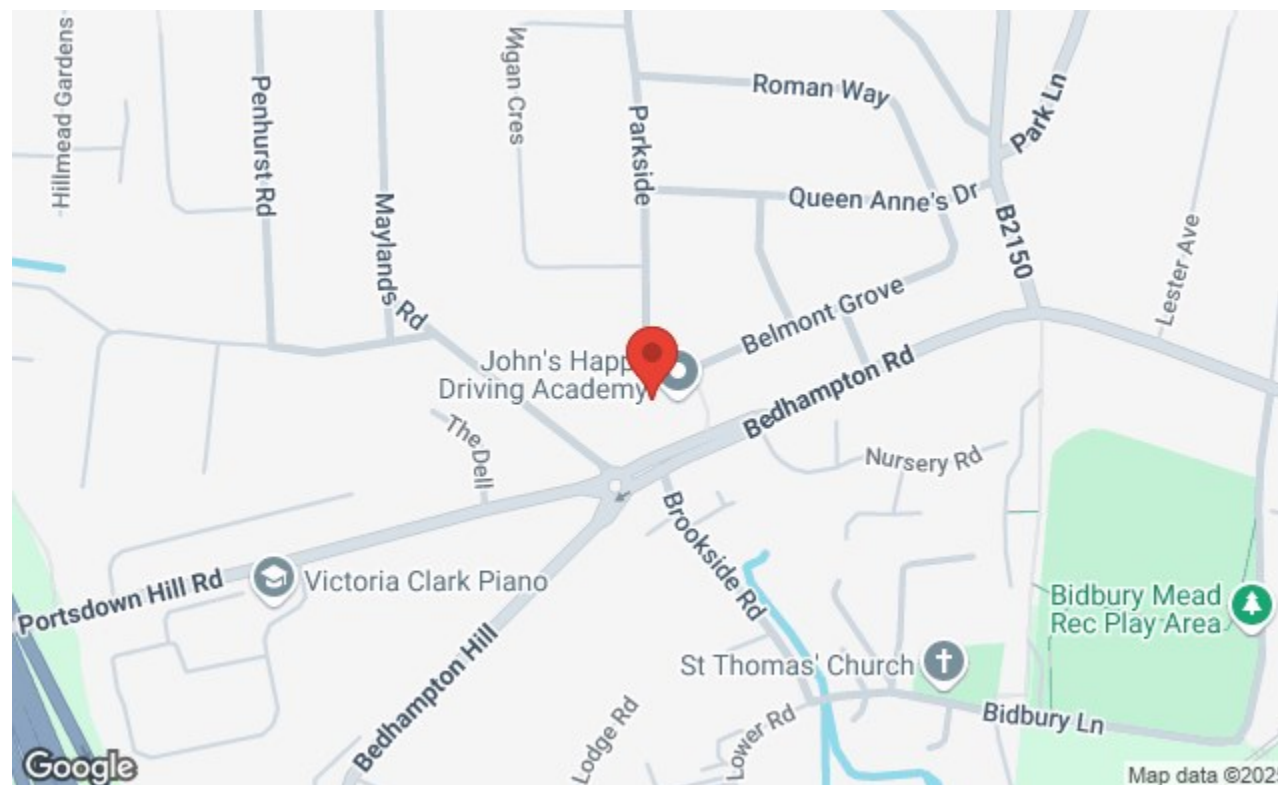
With its desirable location in Havant, this home is not only spacious but also conveniently situated near local amenities, schools, and transport links, making it an excellent choice for families and professionals alike. This property truly is a must-view for anyone seeking a comfortable and versatile living space in a lovely neighbourhood. Don't miss the opportunity to make this house your home.

Belmont Grove, Havant, PO9

Approximate Area = 1649 sq ft / 153.1 sq m
Garage = 192 sq ft / 17.8 sq m
Total = 1841 sq ft / 170.9 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: 1300467



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Call today to arrange a viewing

02392 232 888

www.bernardsestates.co.uk



PROPERTY INFORMATION

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.

COUNCIL TAX BAND

The local authority is Havant borough council. BAND : D

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!

DINING ROOM

15'7" x 8'0" (4.76 x 2.44)

KITCHEN

11'4" x 10'7" (3.47 x 3.25)

LIVING ROOM

26'6" x 6'10" (8.09 x 2.09)

CONSERVATORY

14'10" x 10'1" (4.53 x 3.09)

UTILITY/PANTRY

25'9" x 6'1" (7.87 x 1.86)

GARAGE

23'1" x 8'3" (7.04 x 2.53)

BEDROOM ONE

14'1" x 13'9" (4.30 x 4.21)

BEDROOM TWO

12'5" x 10'8" (3.81 x 3.27)

BEDROOM THREE

11'1" x 7'9" (3.39 x 2.37)

BEDROOM FOUR

14'6" x 5'8" (4.43 x 1.75)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C	63	
(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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