

£1,850

School Lane, Havant PO9 2GE

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- THREE BEDROOMS
- SEMI-DETACHED
- NEW ESTATE
- DRIVEWAY
- GARAGE
- UTILITY AREA
- ENSUITE TO MASTER
- FAMILY BATHROOM
- GROUND FLOOR W.C
- UNFURNISHED

Nestled in the charming area of School Lane, Havant, this delightful family home offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, including a master suite complete with an ensuite bathroom, this property is designed to cater to the needs of modern family living.

The heart of the home is a spacious reception room, ideal for both relaxation and entertaining. Natural light floods the space, creating a warm and inviting atmosphere. The layout is practical, ensuring that every corner of the home is utilised effectively.

For those who appreciate outdoor space, the property boasts a garage and a driveway, providing ample parking and storage options. The garden area offers a lovely spot for children to play or for family gatherings during the warmer months.

One of the standout features of this home is its prime location. Situated within walking distance to the town centre, residents will enjoy easy access to a variety of shops, cafes, and local amenities. This makes it an excellent choice for families looking for a vibrant community atmosphere.

In summary, this house on School Lane is a brilliant opportunity for families seeking a comfortable and well-located home in Havant. With its three bedrooms, ensuite master, and convenient access to the town centre, it is sure to appeal to those looking for a perfect family abode.

Call today to arrange a viewing
02392 232 888
www.bernardsea.co.uk





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PROPERTY INFORMATION

LOUNGE

11'11" x 14'9" (3.63m x 4.50m)

KITCHEN

15'3" max x 11'10" (4.65m max x 3.61m)

W.C

3'3" x 6' (0.99m x 1.83m)

BEDROOM ONE

10'9" x 8'9" (3.28m x 2.67m)

ENSUITE

4'8" x 6'10" (1.42m x 2.08m)

BEDROOM TWO

14'1" x 8'9" (4.29m x 2.67m)

BEDROOM THREE

6'5" x 7'7" (1.96m x 2.31m)

BATHROOM

6'4" x 6'4" (1.93m x 1.93m)

GARAGE

10'3" x 19'9" (3.12m x 6.02m)

Tenant Fees Act 2019

As well as paying the rent, you may also be required to make the following permitted payments.

For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);

- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);
- Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), TV licence;
- Council tax (payable to the billing authority);
- Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate);
- Reasonable costs for replacement of lost keys or other security devices;
- Contractual damages in the event of the tenant's default of a tenancy agreement; and
- Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.

Right To Rent

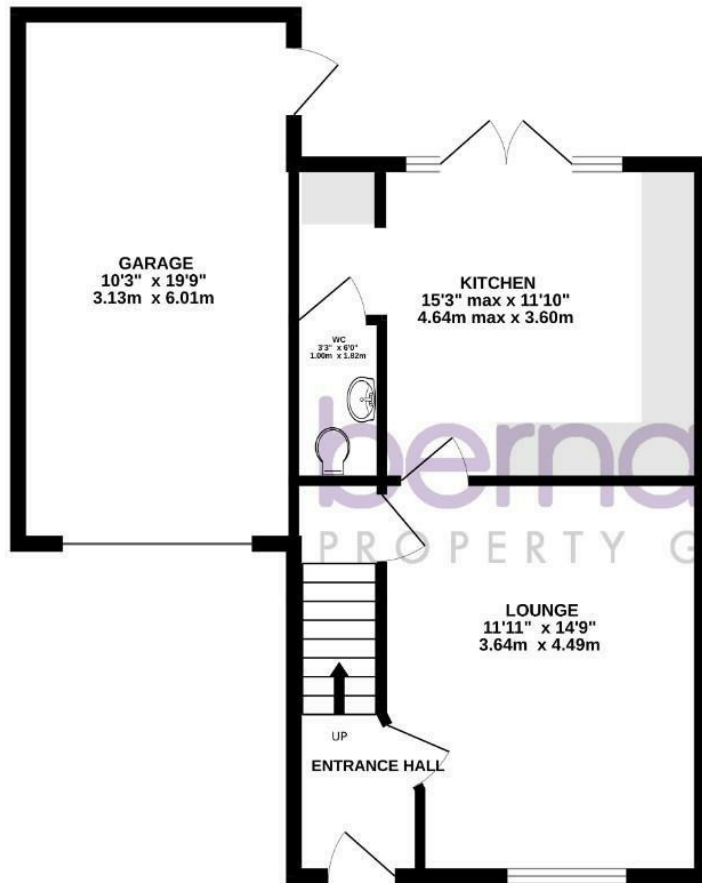
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.



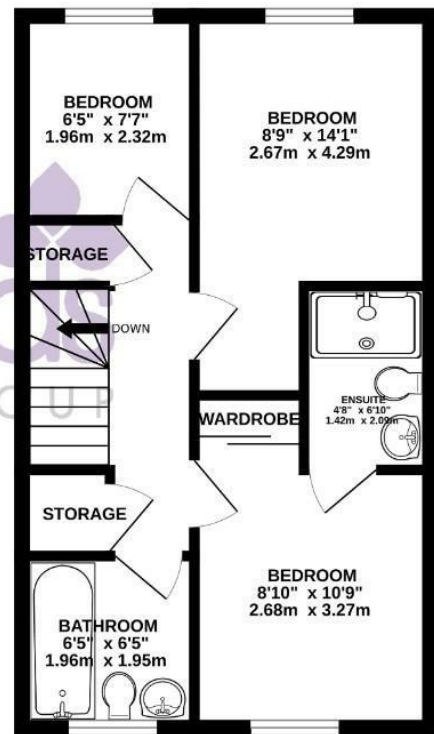
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.

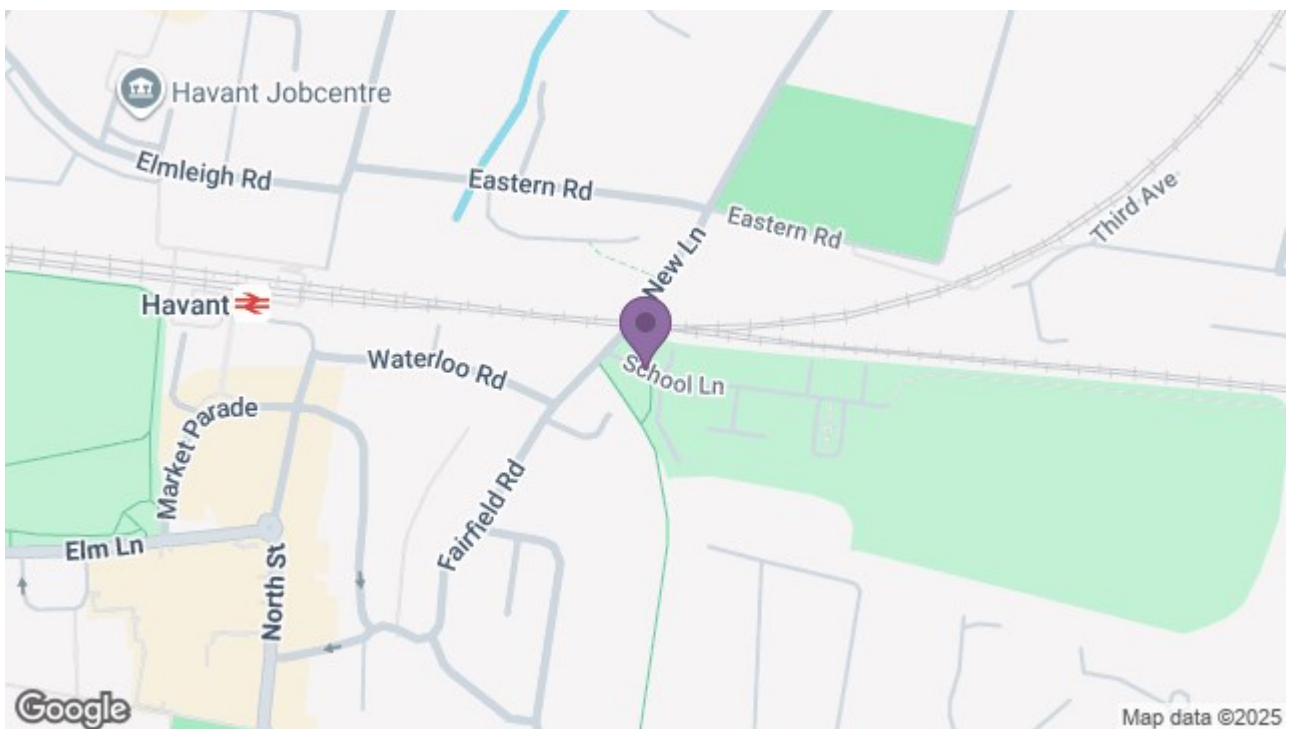


1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 1010 sq.ft. (93.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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