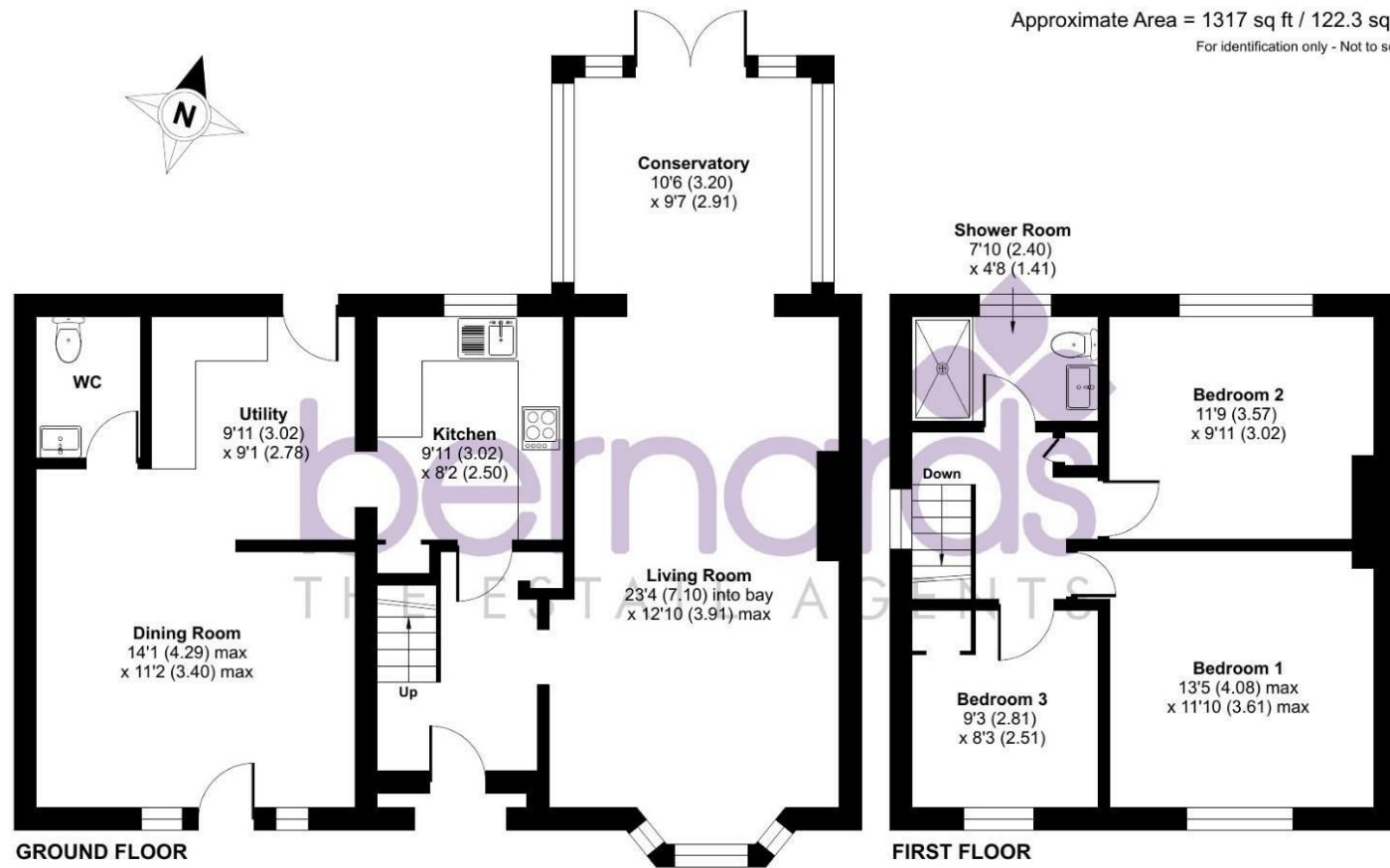
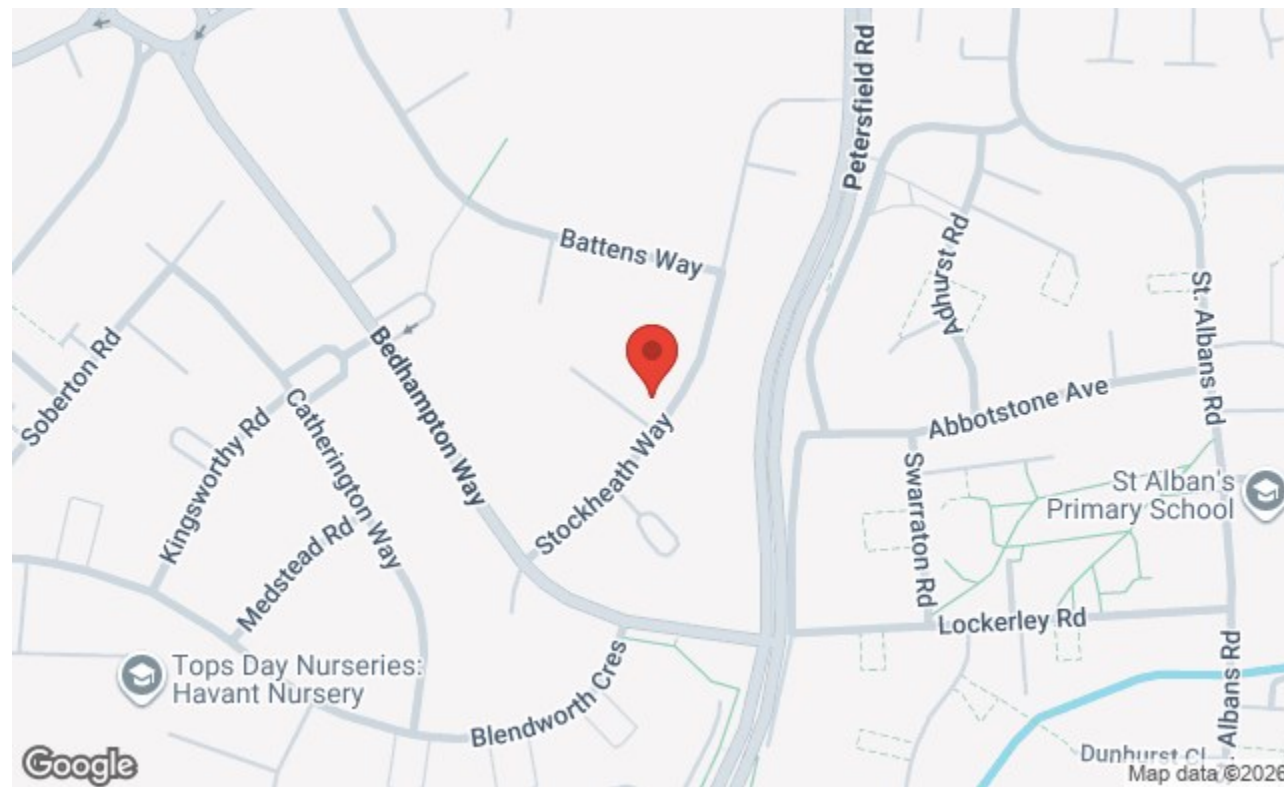


Stockheath Way, Havant, PO9

Approximate Area = 1317 sq ft / 122.3 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). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1479733



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



FOR SALE

Offers In Excess Of £325,000

Stockheath Way, Havant PO9 2DS

bernards
THE ESTATE AGENTS



3 2 3

HIGHLIGHTS

- THREE BEDROOM
- SEMI DETACHED
- LIVING ROOM
- KITCHEN
- UTILITY
- DINING ROOM
- CONSERVATORY
- WC
- CORNER PLOT
- A MUST VIEW

Situated in the desirable area of Stockheath Way, Havant, this charming semi-detached house offers a wonderful opportunity for families and individuals alike. Built in 1960, this property boasts a generous living space of 1,259 square feet, making it an ideal home for those seeking comfort and convenience.

As you enter the property, you are welcomed by a pleasant entrance hall that sets the tone for the rest of the home. To the right, you will find a spacious lounge, perfect for relaxation and entertaining. The lounge flows seamlessly into a delightful conservatory at the rear, providing a bright and airy space to enjoy the garden views. The ground floor also features a well-appointed kitchen, a utility room, a convenient cloakroom/WC, and a versatile dining area that can double as a second lounge, catering to all your living needs.

The first floor comprises three well-sized bedrooms, ensuring ample space for family or guests. A modern shower room serves the first floor, adding to the practicality and convenience of this lovely home.

Situated on a corner plot, the property benefits from off-road parking and a good-sized garden, offering plenty of outdoor space for children to play or for hosting summer gatherings. The front garden further enhances the appeal, providing a welcoming entrance to this delightful residence.

This three-bedroom semi-detached house is a must-view for anyone looking to settle in a friendly neighbourhood with excellent amenities nearby. Don't miss the chance to make this charming property your new home.

Call today to arrange a viewing

02392 482147

www.bernardsestates.co.uk



PROPERTY INFORMATION

ANTI MONEY LAUNDERING HAVANT

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

HAVANT COUNCIL TAX BAND

Havant Borough Council: BAND B

MORTGAGE & PROTECTION

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

OFFER VERIFICATION PROCEDURE

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

PROPERTY REMOVALS

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITOR QUOTES

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

TENURE OF PROPERTY

Freehold

LIVING ROOM

23'3" x 12'9" (7.10 x 3.91)

CONSERVATORY

10'5" x 9'6" (3.20 x 2.91)

KITCHEN

9'10" x 8'2" (3.02 x 2.50)

DINING ROOM

14'0" x 11'1" (4.29 x 3.40)

BEDROOM ONE

13'4" x 11'10" (4.08 x 3.61)

BEDROOM TWO

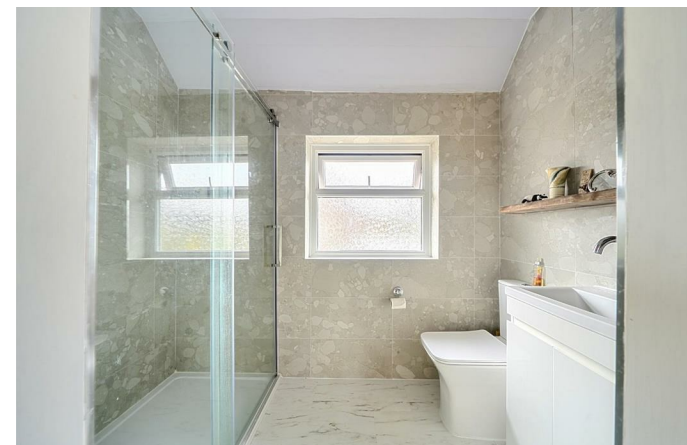
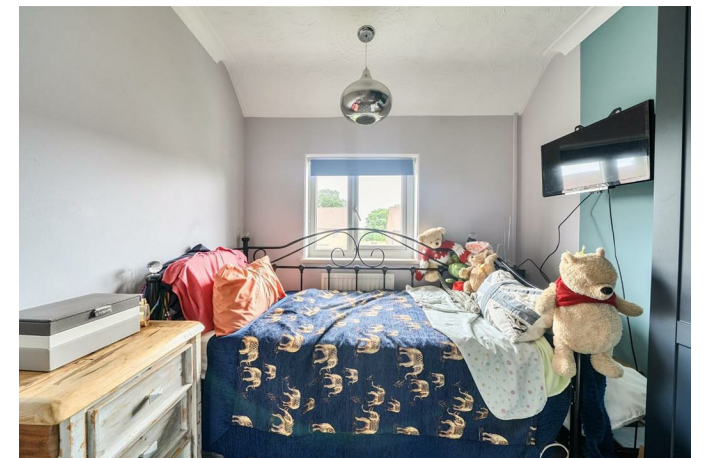
11'8" x 9'10" (3.57 x 3.02)

BEDROOM THREE

9'2" x 8'2" (2.81 x 2.51)

SHOWER

7'10" x 4'7" (2.40 x 1.41)



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			
EU Directive 2002/91/EC		71	76
England & Wales			



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