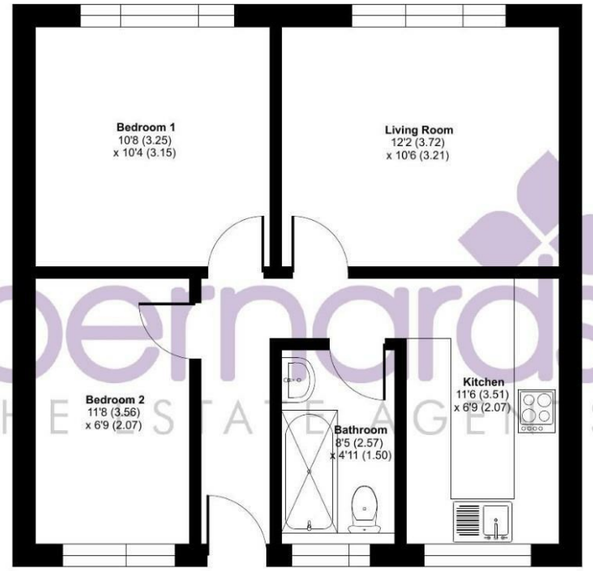
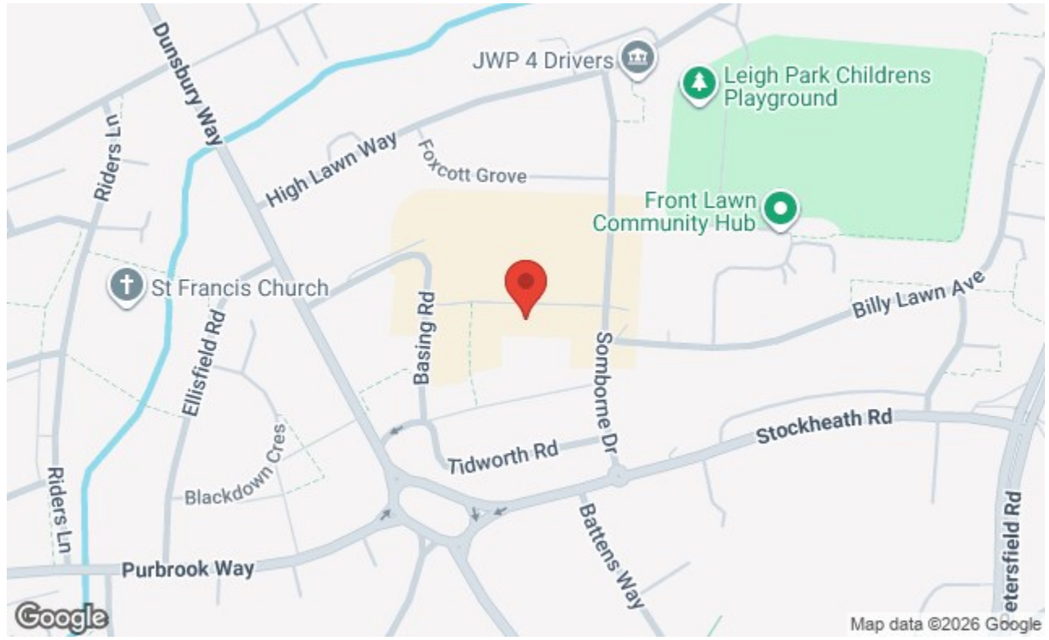
Greywell Road, Havant, PO9

Approximate Area = 523 sq ft / 48.5 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). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1522696



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

FOR SALE

Auction Guide £90,000

Greywell Road, Havant PO9 5AL

bernards THE ESTATE AGENTS



2 | 1 | 1

HIGHLIGHTS

- Sold By Auction
- Two Double Bedrooms
- Upper Floor Apartment
- Modern Fitted Kitchen
- Modern Fitted Bathroom
- Well-Appointed Lounge
- Local Shops, Supermarket & Schools
- Superb First Time Buyer Or Landlord Purchase
- Near To Havant Train Station
- A Must View

This upper floor two-bedroom apartment presents an excellent opportunity for those seeking a comfortable and convenient living space. With no forward chain, this property is ideal for first-time buyers or investors alike.

Upon entering, you are greeted by a welcoming hallway that provides access to all rooms. The living room is particularly noteworthy, boasting an abundance of natural light that creates a warm and inviting atmosphere. This spacious area is perfect for relaxing or entertaining, allowing ample room for your home furnishings.

The modern fitted kitchen features integrated cupboards that offer a sleek finish and generous storage for all your white goods. It is a practical space that combines functionality with style, making meal preparation a pleasure.

The bathroom is well-appointed, featuring a fitted bath with an overhead shower, a basin, and a WC, ensuring all your needs are met in this essential area of the home.

The master bedroom is a generous double size, providing a comfortable retreat at the end of the day. Additionally, there is a further double bedroom, currently utilised as a dressing room, which offers flexibility for your personal needs.

This apartment is conveniently located, with easy access to local schools, shops, and bus links to nearby towns and cities, making it an ideal choice for those who value both comfort and accessibility. Don't miss the chance to make this delightful property your new home.

Call today to arrange a viewing
02392 482147
www.bernardsestates.co.uk

PROPERTY INFORMATION

AUCTIONEERS COMMENTS
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

KITCHEN
11'6" x 6'9" (3.51m x 2.07m)

LOUNGE
12'2" x 10'6" (3.72m x 3.21m)

BEDROOM ONE
10'7" x 10'4" (3.25m x 3.15m)

BEDROOM TWO
11'8" x 6'9" (3.56m x 2.07m)

BATHROOM
8'5" x 4'11" (2.57m x 1.50m)

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 A

LEASEHOLD FURTHER INFORMATION
Lease Length: 87 years remaining Years Ground Rent: £100 per annum Service Charge: £1289 per annum
Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

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
Leasehold





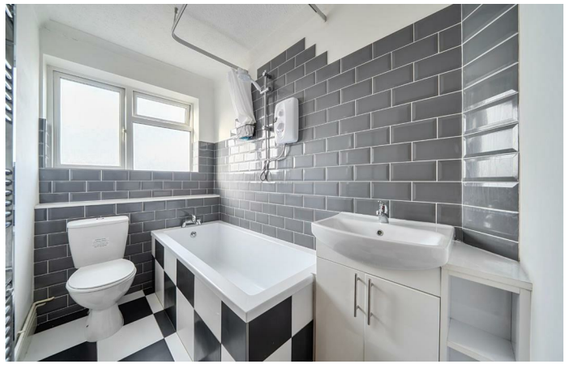




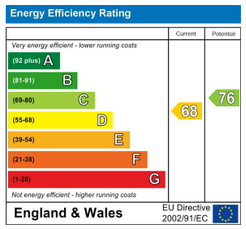












Scan here to see all our properties for sale and rent

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