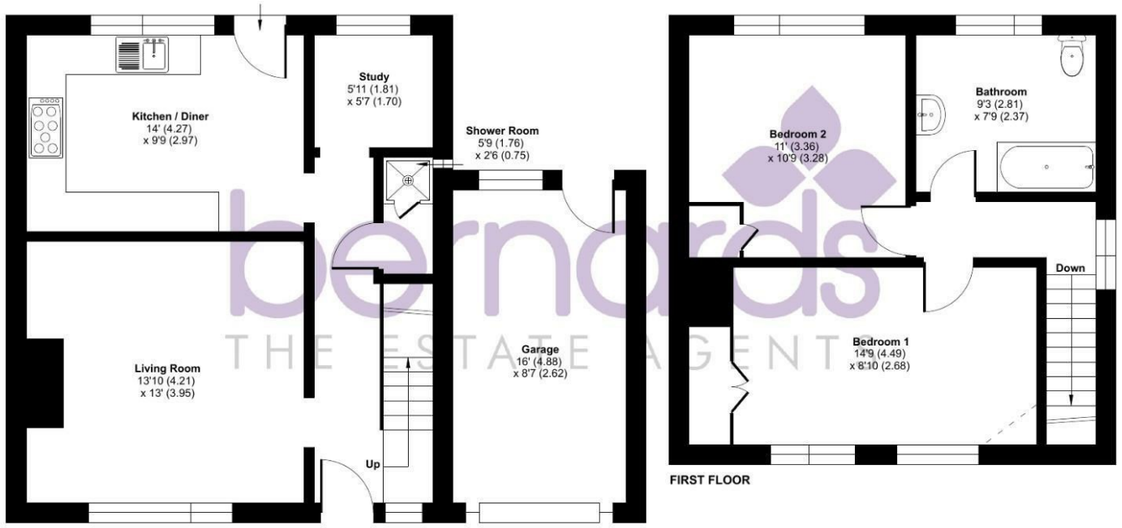
Beaufort Road, Havant, PO9

Approximate Area = 877 sq ft / 81.4 sq m
Limited Use Area(s) = 2 sq ft / 0.1 sq m
Garage = 133 sq ft / 12.3 sq m
Total = 1012 sq ft / 93.8 sq m
For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR

FIRST FLOOR

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: 1492597

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

FOR SALE

Guide Price £325,000

Beaufort Road, Havant PO9 3HT

bernards THE ESTATE AGENTS

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HIGHLIGHTS

- SEMI DETACHED
- CHAIN FREE
- TWO BEDROOMS
- GARAGE
- GENEROUS PLOT
- GOOD SIZE GARDEN
- DOWNSTAIRS SHOWER
- POPULAR LOCATION
- IDEAL FIRST TIME BUY
- POTENTIAL TO EXTEND STPP

** CHAIN FREE ** GUIDE PRICE £325,000 - £350,000 **

This well-presented two-bedroom semi-detached home offers over 1,020 sq ft of versatile living space and is offered to the market chain free, making it an ideal first-time buy or a great option for anyone looking to move quickly.

The ground floor welcomes you with a spacious entrance hall leading through to a bright and comfortable living room, perfect for relaxing at the end of the day. To the rear, the generous kitchen/dining room provides a sociable space for everyday living and entertaining, with the added benefit of a separate study area that's ideal for those working from home. A modern ground floor shower room adds further practicality and flexibility.

Upstairs, you'll find two excellent-sized double bedrooms, both offering plenty of natural light, along with a well-proportioned family bathroom.

Outside, the property continues to impress with a generous rear garden, offering plenty of space for children to play, summer barbecues or keen gardeners to enjoy. There is also a garage and driveway parking for one vehicle.

Beaufort Road is conveniently positioned within easy reach of Havant town centre, with its range of shops, cafés and restaurants, as well as excellent transport links including Havant railway station, providing direct services to Portsmouth, Chichester and London Waterloo. The A27 and A3(M) are also easily accessible, making commuting straightforward. Families will appreciate the selection of nearby schools, while the beautiful South Downs National Park and Hayling Island's beaches are just a short drive away, offering plenty of opportunities to enjoy the outdoors.

Offering generous room sizes, flexible living accommodation and a convenient location, this is a home that is ready to move into and enjoy. Whether you're taking your first step onto the property ladder, downsizing or looking for a solid investment, this is a fantastic opportunity not to be missed.

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

PROPERTY INFORMATION

LIVING ROOM
13'9" x 12'11" (4.21 x 3.95)

KITCHEN / DINER
14'0" x 9'8" (4.27 x 2.97)

STUDY
5'11" x 5'6" (1.81 x 1.70)

SHOWER ROOM
5'9" x 2'5" (1.76 x 0.75)

GARAGE
16'0" x 8'7" (4.88 x 2.62)

BEDROOM
14'8" x 8'9" (4.49 x 2.68)

BEDROOM
11'0" x 10'9" (3.36 x 3.28)

BATHROOM
9'2" x 7'9" (2.81 x 2.37)

ANTI MONEY LAUNDERING
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

COUNCIL TAX BAND C
Havant Borough Council: BAND C

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.

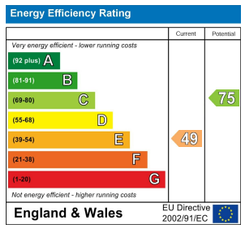
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

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
Freehold



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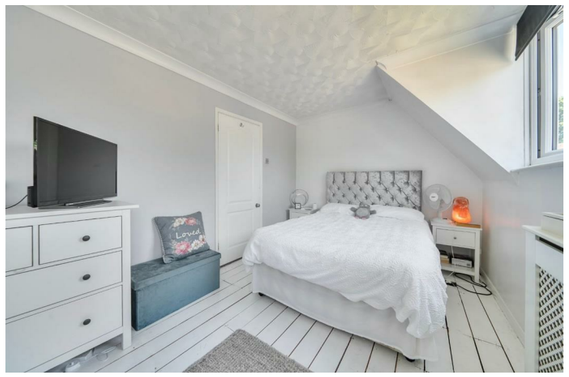

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