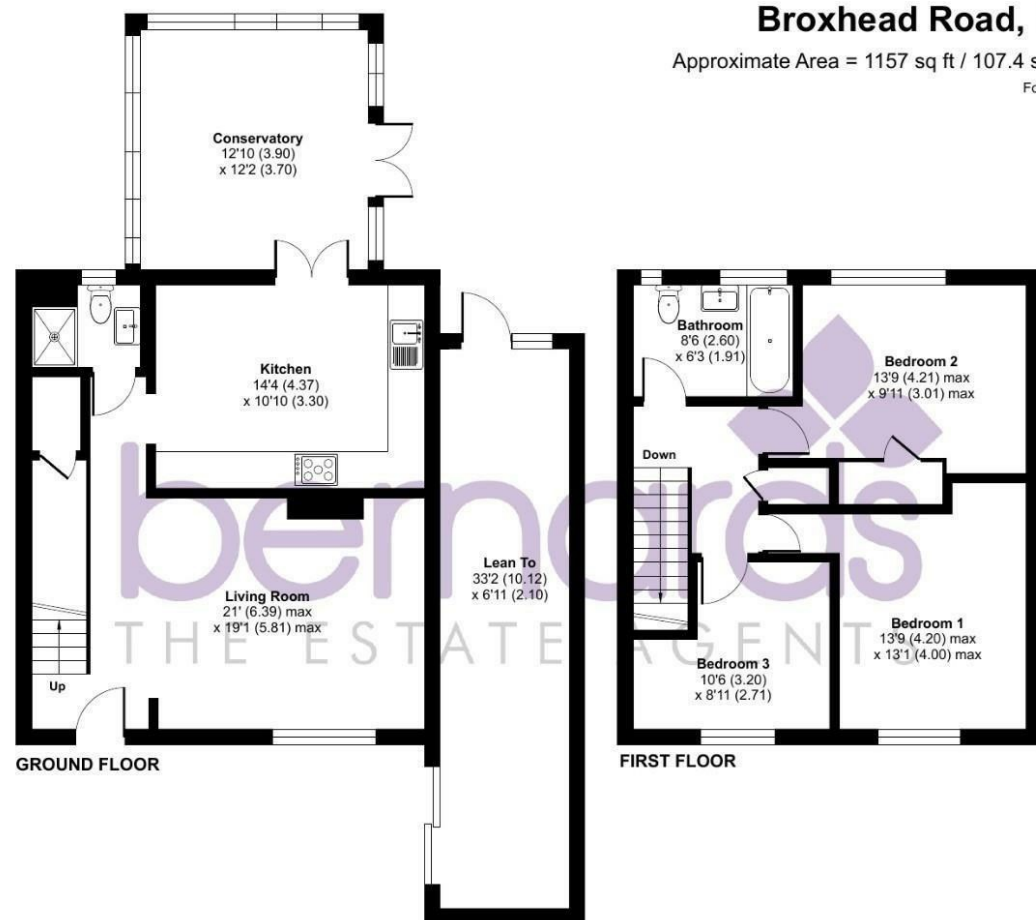




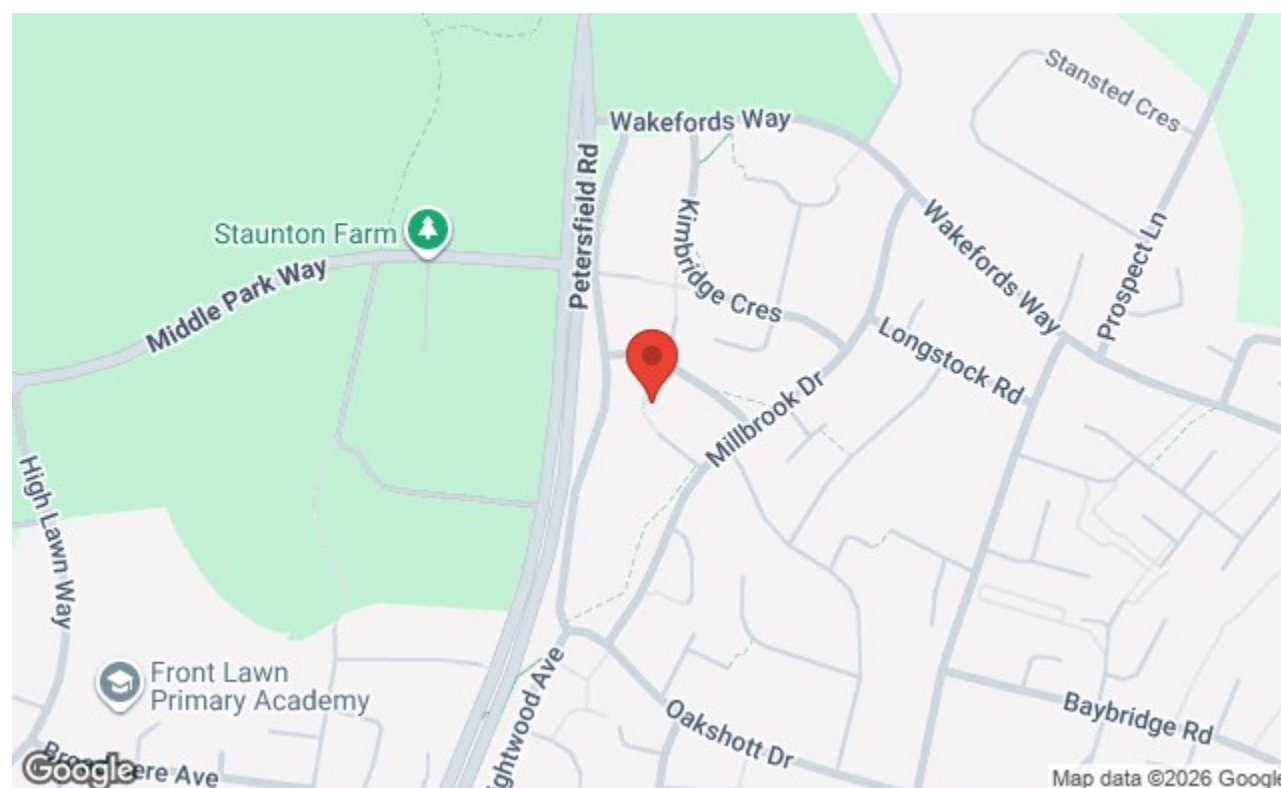
Broxhead Road, Havant, PO9

Approximate Area = 1157 sq ft / 107.4 sq m(excludes lean to)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1358944



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



Price Guide £265,000

Broxhead Road, Havant PO9 5LA

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HIGHLIGHTS

- ❖ End Terrace Family Home
- ❖ Spacious Living Accommodation
- ❖ Three Generous Bedrooms
- ❖ Traditional Style Kitchen
- ❖ Large Conservatory
- ❖ Ground Floor Shower/WC
- ❖ Private Gated Driveway
- ❖ Single Garage in Bloc
- ❖ Popular West Leigh Area
- ❖ Low Maintenance Garden

Broxhead Road is positioned in the popular West Leigh locality of Havant. This delightful end-terrace family home, built in 1944, offers a perfect blend of traditional character and modern convenience. With deceptively spacious living accommodation, this property is ideal for families seeking comfort and practicality.

Upon entering, you are welcomed into a well-proportioned reception room that provides a great space to share with family or entertain. The traditional style kitchen seamlessly leads into a large conservatory, a perfect extension of the working kitchen space and naturally light throughout the day.

The ground floor also features a cleverly converted coal shed, now transformed into a convenient shower room with a WC, adding to the home's functionality. Upstairs, you will find three generous-sized bedrooms, each offering

ample space for relaxation and personalisation, alongside a family bathroom that services all your needs.

The property boasts a private gated driveway, providing parking for several vehicles, and an enclosed rear garden that offers a private space for children and pets alike. Additionally, secure side access enhances the practicality of the outdoor space. For those in need of extra storage, a garage in a nearby block is available.

This end-terrace home is a fantastic opportunity for those looking to settle in the popular locality of West Leigh. With its blend of traditional features and modern amenities, this property is sure to appeal to a variety of buyers. Don't miss the chance to make this house your new home.

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



PROPERTY INFORMATION

LIVING ROOM
20'11" x 19'0" (6.39 x 5.81)

KITCHEN
14'4" x 10'9" (4.37 x 3.30)

CONSERVATORY
12'9" x 12'1" (3.90 x 3.70)

LEAN TO
33'2" x 6'10" (10.12 x 2.10)

BEDROOM ONE
13'9" x 13'1" (4.20 x 4.00)

BEDROOM TWO
13'9" x 9'10" (4.21 x 3.01)

BEDROOM THREE
10'5" x 8'10" (3.20 x 2.71)

BATHROOM
8'6" x 6'3" (2.60 x 1.91)

COUNCIL TAX BAND B

MORTGAGE SERVICES

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.

OFFER CHECK

If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please contact your local office so we can verify your financial/Mortgage situation.

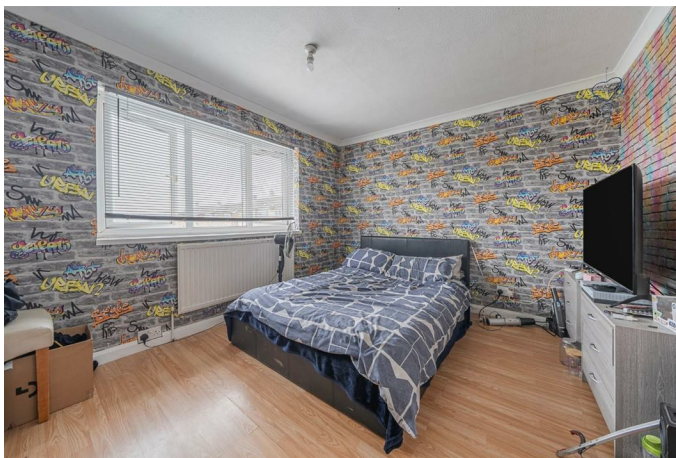
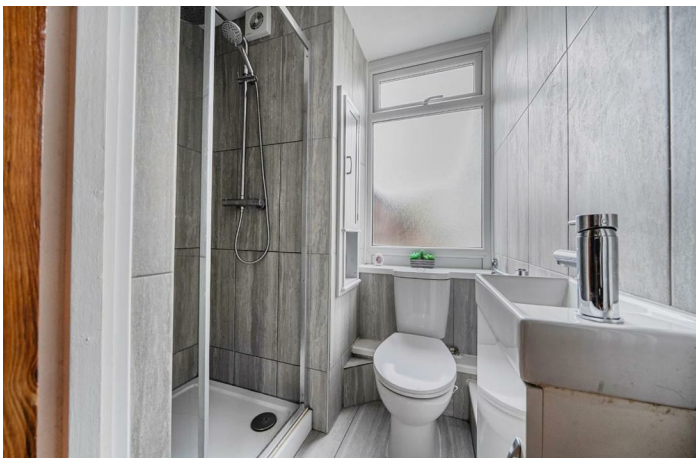
REMOVALS

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 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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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