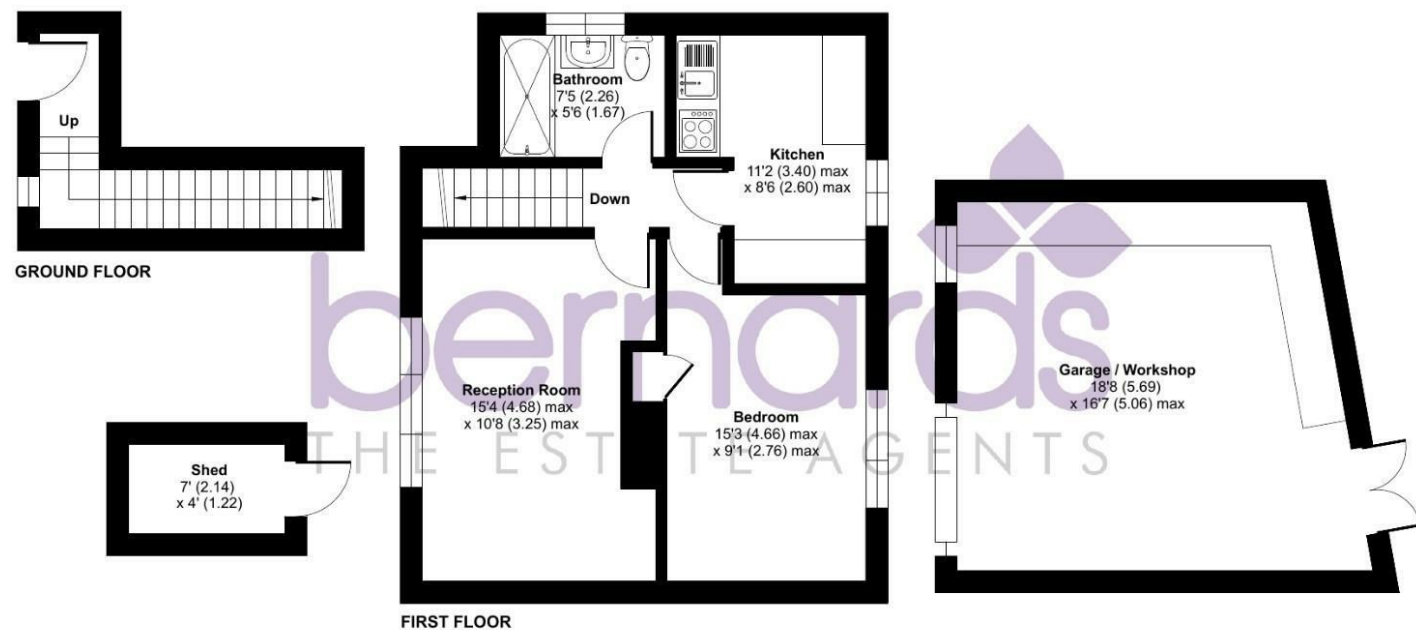


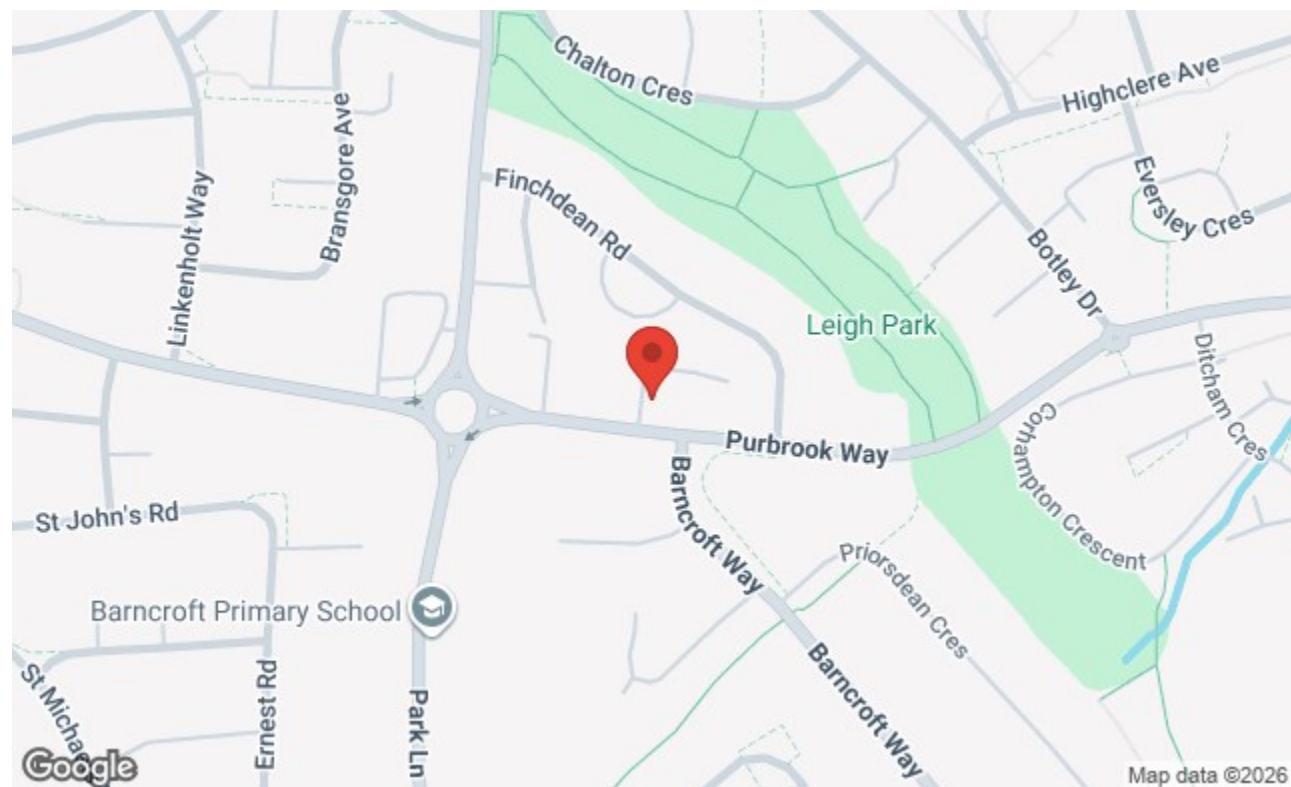


## Purbrook Way, Havant, PO9

Approximate Area = 519 sq ft / 48.2 sq m  
Garage = 284 sq ft / 26.3 sq m  
Outbuilding = 28 sq ft / 2.6 sq m  
Total = 831 sq ft / 77.1 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: 1440655



# Guide Price £170,000

## Purbrook Way, Havant PO9 3SB



## HIGHLIGHTS

- ONE BEDROOM
- MAISONETTE
- KITCHEN
- RECEPTION ROOM
- BATHROOM
- GARAGE/WORKSHOP
- DRIVEWAY
- GARDEN
- CLOSE TO AMENITIES
- A MUST VIEW

Located in the popular residential area of Purbrook Way, Havant, this well-proportioned one-bedroom flat offers an excellent opportunity for buyers seeking space, practicality, and strong long-term potential.

With approximately 831 sq ft of internal space, the property stands out for its generous layout. The living area is particularly spacious, providing a versatile setting for both everyday living and hosting guests. The flat also includes a contemporary bathroom and benefits from its own private entrance, adding an extra layer of privacy and independence.

A rare feature for a property of this type is the large garage offering secure parking for one vehicle. There is also additional parking available in front, making it highly convenient for households with more than one car or visiting guests.

The location is well suited for modern living, with local shops, amenities, and public transport links all within easy reach, ensuring straightforward access to surrounding areas.

This property would make an ideal first home or a smart addition to an investment portfolio, thanks to its size, features, and location.

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



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 A

## 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

## LEASEHOLD FURTHER INFORMATION

Lease Length: 120 Years Ground Rent and Service Charge: £160.91

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.

## KITCHEN

11'1" x 8'6" (3.40 x 2.60)

## RECEPTION ROOM

15'4" x 10'7" (4.68 x 3.25)

## KITCHEN

11'1" x 8'6" (3.40 x 2.60)

## BATHROOM

7'4" x 5'5" (2.26 x 1.67)

## GARAGE/WORKSHOP

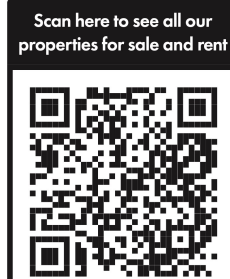
18'4" x 16'7" (5.59 x 5.06)

## SHED

7'0" x 4'0" (2.14 x 1.22)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) 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	
67	67
EU Directive 2002/91/EC	
England & Wales	



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