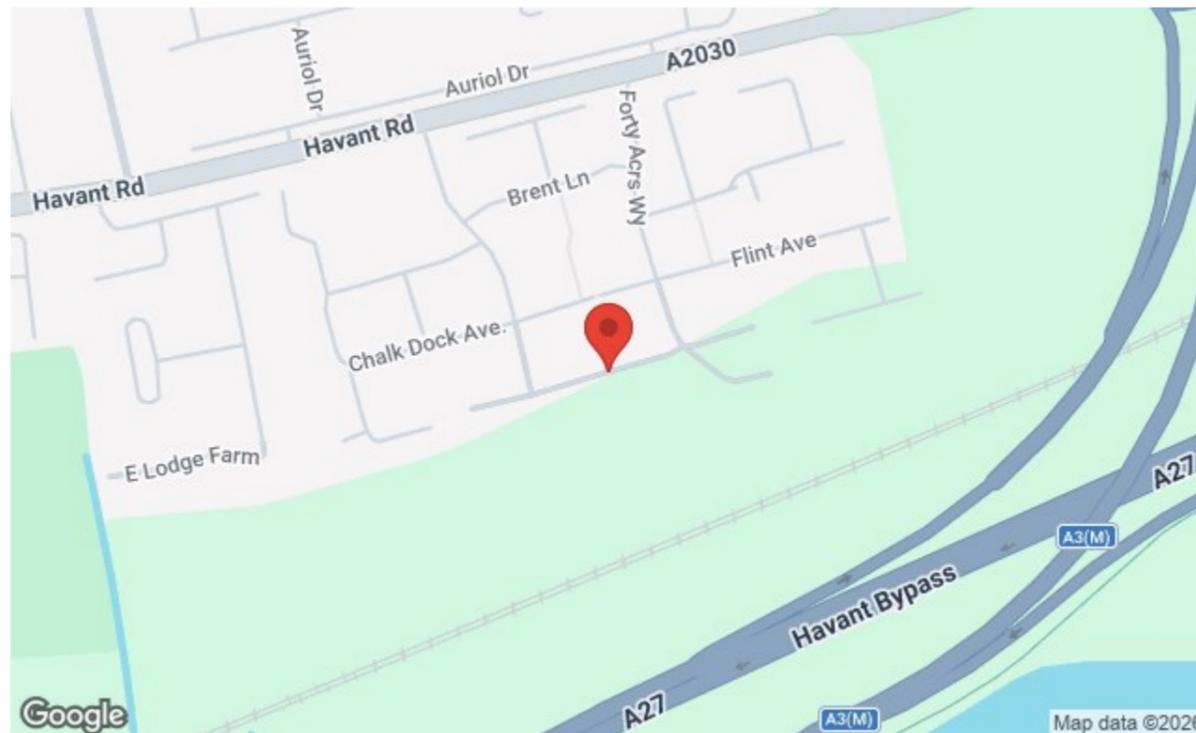


## Forty Acres Way, Havant, PO9

Approximate Area = 826 sq ft / 76.7 sq m  
 Garage = 217 sq ft / 20.1 sq m  
 Total = 1043 sq ft / 96.8 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1370222



Asking Price £415,000

Forty Acres Way, Havant PO9 3FE



### HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ SEMI DETACHED
- ❖ DOWNSTAIRS W.C
- ❖ E-SUITE TO MASTER
- ❖ GARAGE
- ❖ ELECTRIC CHARGING POINT
- ❖ PARKING FOR 2 CARS
- ❖ MODERN DEVELOPMENT
- ❖ CLOSE TO A3 & M27
- ❖ A MUST VIEW

Nestled in the charming area of Bedhampton, this delightful semi-detached house on Forty Acres Way offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, including a master suite complete with an en-suite bathroom, this property is ideal for families or those seeking extra space.

The ground floor features a welcoming reception room, providing a versatile area for relaxation or entertaining guests. The layout is both practical and inviting, ensuring that every corner of the home is utilised effectively. Additionally, the convenience of a downstairs w.c. enhances the functionality of the living space.

One of the standout features of this property

is the garage, which is equipped with an electric charging point, catering to the needs of modern electric vehicle owners. This thoughtful addition not only adds value but also promotes a sustainable lifestyle.

The surrounding area of Bedhampton is known for its community spirit and accessibility, making it a desirable location for those looking to settle down. With local amenities and transport links nearby, this home offers both tranquillity and convenience.

In summary, this semi-detached house on Forty Acres Way is a wonderful opportunity for anyone seeking a comfortable and modern living space in a friendly neighbourhood. With its three bedrooms, en-suite master, and practical features, it is sure to appeal to a wide range of buyers.

The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL  
 t: 02392 728 091



Call today to arrange a viewing  
 02392 728 091  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

## ENTRANCE HALL

## LIVING ROOM

15'0" x 12'1" (4.59 x 3.70)

## KITCHEN/DINER

15'6" x 10'10" (4.73 x 3.31)

## W.C.

## LANDING

## BEDROOM 1

10'10" x 9'4" (3.31 x 2.87)

## EN-SUITE

6'10" x 4'5" (2.10 x 1.37)

## BEDROOM 2

12'10" x 8'1" (3.92 x 2.48)

## BEDROOM 3

7'7" x 7'2" (2.33 x 2.19)

## BATHROOM

7'1" x 5'11" (2.17 x 1.82)

## GARAGE

20'1" x 10'9" (6.14 x 3.28)

## 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

## BERNARDS OFFER CHECK 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.

## SOLICITOR/ CONVEYANCING

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.

## COUNCIL TAX BAND D - HAVANT



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(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			
England & Wales			



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