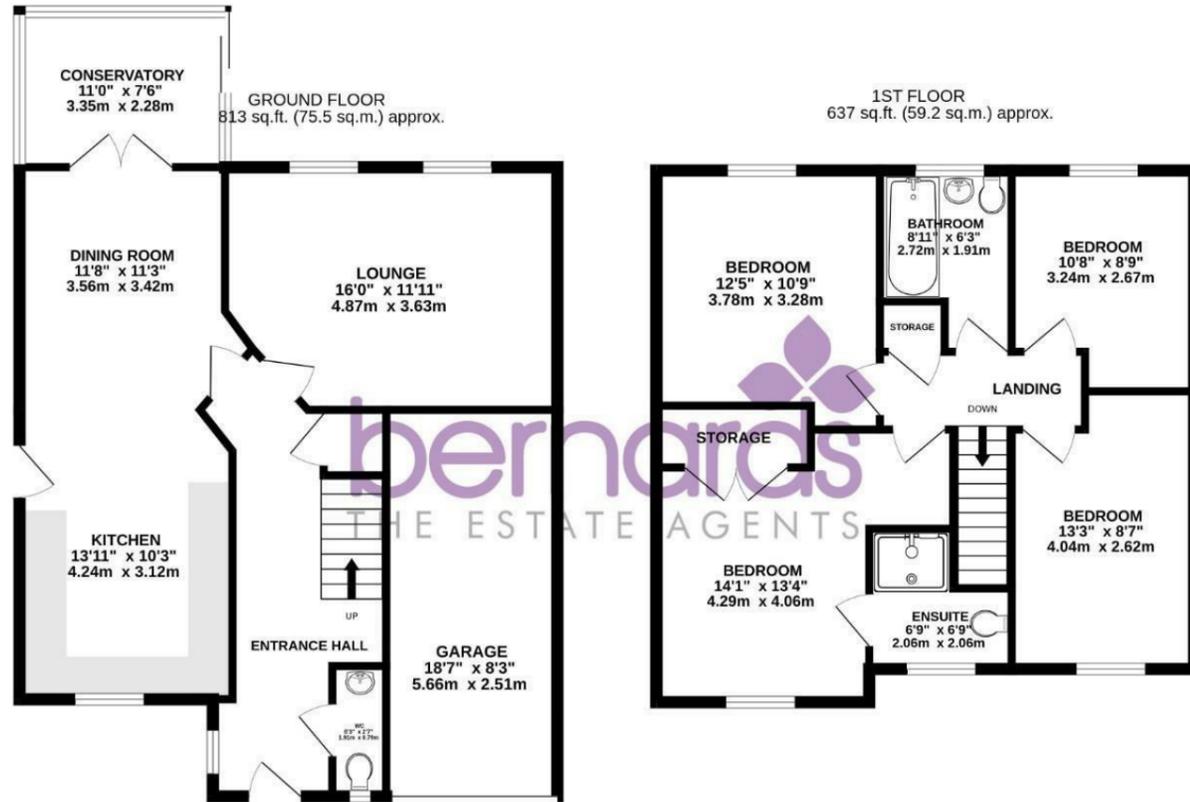


**FOR SALE**

Asking Price £460,000

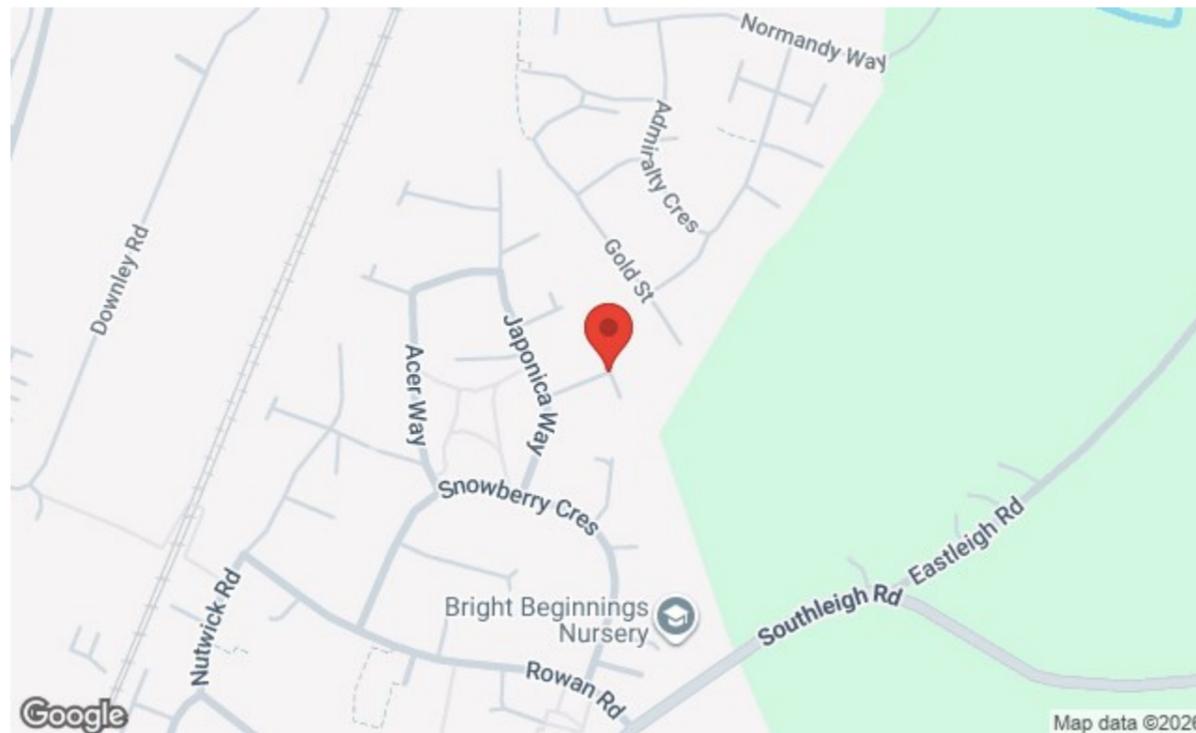
Fushia Close, Havant PO9 2FR

**bernards**  
THE ESTATE AGENTS



TOTAL FLOOR AREA: 1450 sq.ft. (134.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### HIGHLIGHTS

- ❖ Detached Family Home
- ❖ Four Double Bedrooms
- ❖ En-suite to Primary
- ❖ Open Plan Kitchen/Dining
- ❖ Ground Floor WC
- ❖ Conservatory
- ❖ Triple Glazed
- ❖ Integral Garage
- ❖ Large Driveway
- ❖ Popular Locality

Positioned within the charming and popular neighbourhood of Denvilles, Fushia Close presents a great opportunity to acquire a detached four-bedroom family home, offering an impressive 1,450 square feet of living space. This property is designed to cater to modern family life, featuring two generous reception rooms that provide ample space for relaxation and entertainment.

The heart of the home is undoubtedly the open-plan kitchen and dining area, which flows seamlessly into a delightful conservatory, perfect for enjoying the garden views throughout the seasons. The ground floor also benefits from a convenient WC, enhancing the practicality of the layout.

Upstairs, you will find four spacious double bedrooms, ensuring comfort for all family members. The primary bedroom boasts its own

ensuite facilities, while a well-appointed family bathroom serves the remaining bedrooms, making morning routines easier in busy households.

Externally, the property is equally impressive, with a large driveway that accommodates up to four vehicles, along with access to an integral garage for additional storage or parking needs. The beautifully landscaped garden features zoned paved areas ideal for outdoor seating, complemented by turfed lawn, creating a serene space for family gatherings or quiet moments outside.

This delightful home in Denvilles offers both comfort and convenience in a sought-after location. Whether you are looking to settle down or invest, this residence is sure to meet your needs and exceed your expectations.

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



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# PROPERTY INFORMATION

**LOUNGE**  
15'11" x 11'10" (4.87 x 3.63)

**OPEN PLAN KITCHEN LEADING INTO**  
13'10" x 10'2" (4.24 x 3.12)

**DINING ROOM**  
11'8" x 11'2" (3.56 x 3.42)

**CONSERVATORY**  
10'11" x 7'5" (3.35 x 2.28)

**GARAGE**  
18'6" x 8'2" (5.66 x 2.51)

**MASTER BEDROOM**  
14'0" x 13'3" (4.29 x 4.06)

**EN-SUITE**  
6'9" x 6'9" (2.06 x 2.06)

**BEDROOM TWO**  
13'2" x 8'7" (4.02 x 2.62)

**BEDROOM THREE**  
12'4" x 10'9" (3.78 x 3.28)

**BEDROOM FOUR**  
10'7" x 8'9" (3.24 x 2.67)

**BATHROOM**  
8'11" x 6'3" (2.72 x 1.91)

**COUNCIL TAX BAND E**

**MORTGAGE ADVISOR**

We offer financial services here at Bernard's. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

**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

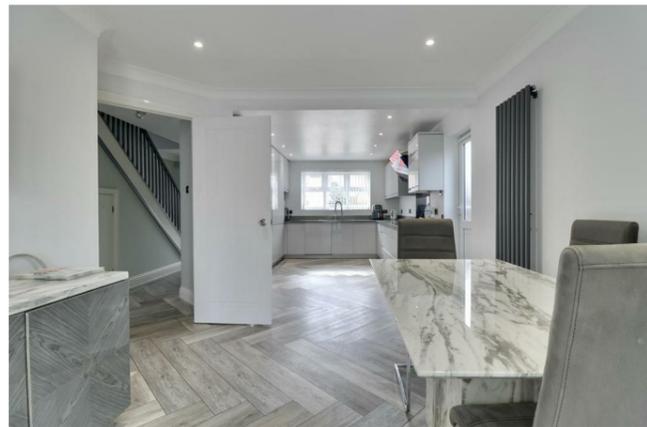
difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyance will safeguard your interests and get the job done in a timely manner. Bernard's can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

**OFFER CHECK PROCEDURE**

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

**ANTI-MONEY LAUNDERING**

Bernard's 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



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>	85
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



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