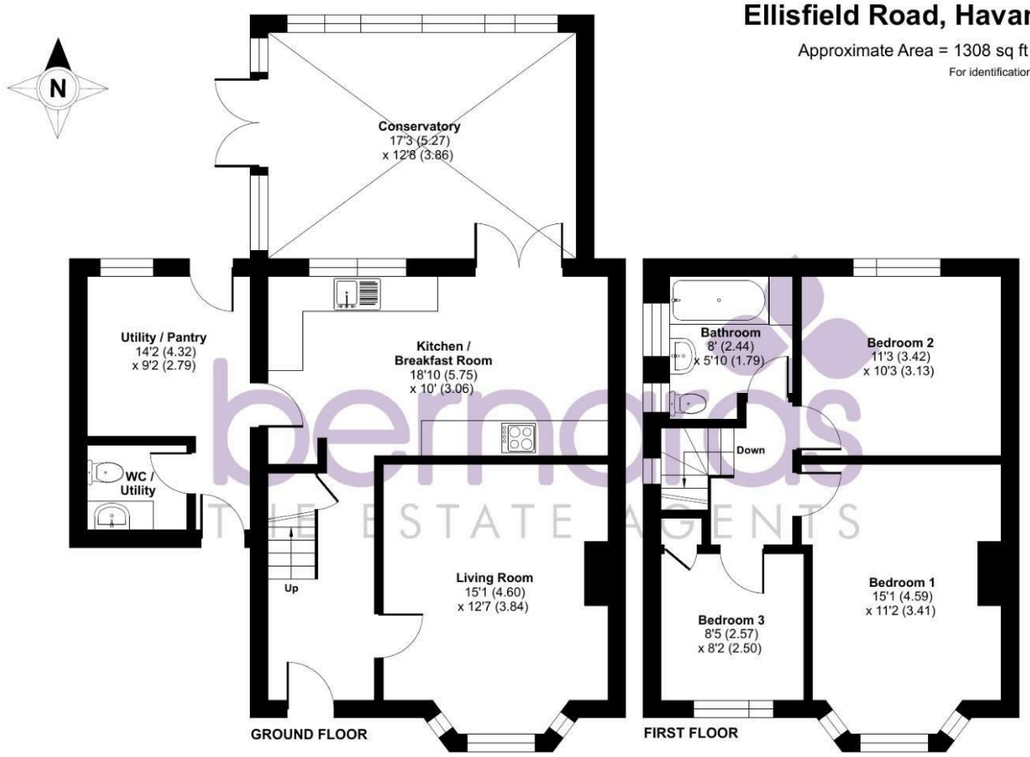
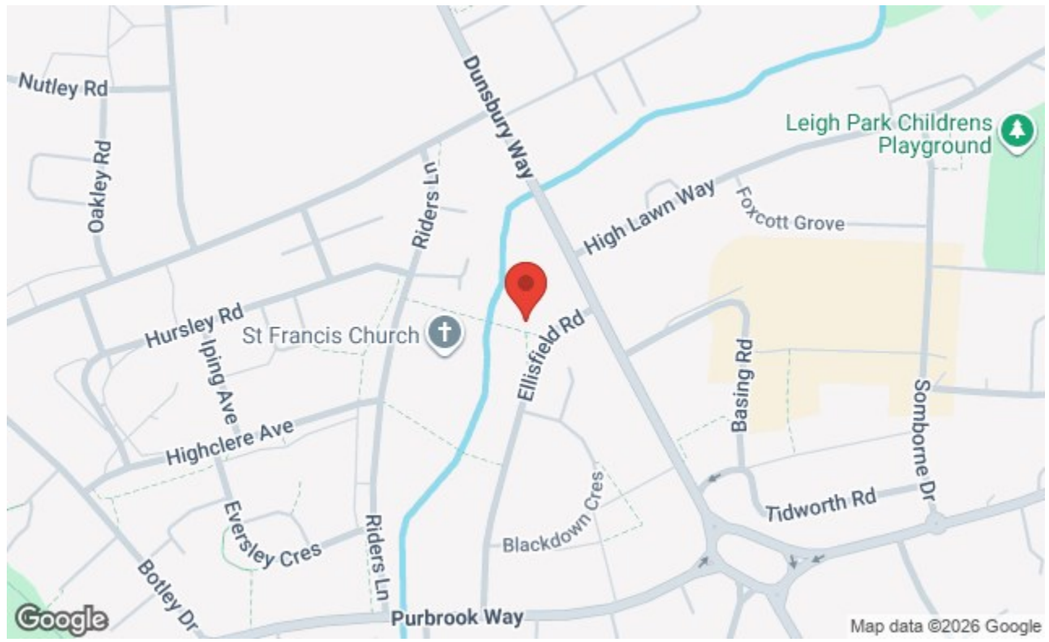


Ellisfield Road, Havant, PO9

Approximate Area = 1308 sq ft / 121.5 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). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1494239



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

FOR SALE

Guide Price £315,000

Ellisfield Road, Havant PO9 5AY

bernards THE ESTATE AGENTS



3 1 2

HIGHLIGHTS

- THREE BEDROOMS
- SEMI DETACHED
- KITCHEN DINER
- CONSERVATORY
- UTILITY ROOM
- DOWNSTAIRS WC
- EXTENDED
- FAMILY HOME
- WELL PRESENTED THROUGHOUT
- CALL TO VIEW

Beautifully modernised and thoughtfully extended, this three-bedroom semi-detached home offers spacious and versatile accommodation in a convenient location close to local shops, bus routes, Havant town centre and excellent transport links.

The welcoming entrance hall leads to a bright living room, where a bay window provides an attractive outlook over the front garden and neighbouring green. To the rear, the generous kitchen/dining room spans the width of the property and is fitted with a range of wall and base units, an integrated double electric fan oven with air fryer capabilities and induction hob with extractor hood. Doors lead to both the conservatory and the side extension.

The side extension offers flexible accommodation, ideal as a home office, playroom, gym or hobby room, and also incorporates a useful utility area and ground floor WC. The spacious conservatory provides an additional reception room overlooking the rear garden, with double doors opening onto the patio. An air conditioning unit provides heating and cooling throughout the year.

Upstairs are three well-proportioned bedrooms, including a generous principal bedroom with a bay window, a comfortable second double bedroom and a good-sized third bedroom. The family bathroom has a fitted a bath with a shower overhead, wash hand basin and WC.

Outside, the front garden is enclosed by low-level timber fencing, with side access leading through the extension into back garden. The rear garden enjoys a patio seating area, lawn and established flower and shrub borders, creating an attractive space for relaxing or entertaining.

Viewing is highly recommended to appreciate the space, flexibility and excellent presentation this home has to offer.

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

PROPERTY INFORMATION

LIVING ROOM
15'1" x 12'7" (4.60 x 3.84)

KITCHEN / BREAKFAST ROOM
18'10" x 10'0" (5.75 x 3.06)

UTILITY / PANTRY
14'2" x 9'1" (4.32 x 2.79)

WC / UTILITY

CONSERVATORY
17'3" x 12'7" (5.27 x 3.86)

BEDROOM
15'0" x 11'2" (4.59 x 3.41)

BEDROOM
11'2" x 10'3" (3.42 x 3.13)

BEDROOM
8'5" x 8'2" (2.57 x 2.50)

SHOWER ROOM
8'0" x 5'10" (2.44 x 1.79)

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 B
Havant Borough Council: BAND B

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.

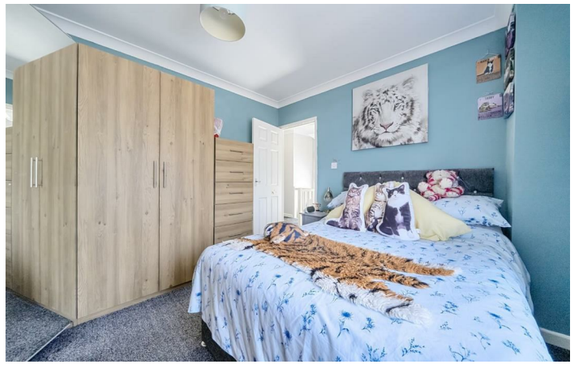
SOLICITOR QUOTES
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems 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









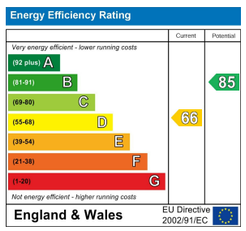












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