

Guide Price £400,000

Brookfield Close, Havant PO9 3BB



HIGHLIGHTS

- THREE BEDROOMS
- END TERRACE
- FOUR PIECE BATHROOM
- SUMMER HOUSE
- BEAUTIFULLY PRESENTED
- FAMILY HOME
- GARAGE
- DOWNSTAIRS WC
- CUL-DE-SAC
- CALL TO VIEW

** BEAUTIFULLY PRESENTED HOME **

Tucked away in the quiet cul-de-sac of Brookfield Close, this spacious three-bedroom end-of-terrace home offers over 1,280 sq ft of well-planned living space, a fantastic rear garden and a layout that's perfectly suited to modern family life.

The property welcomes you with a practical entrance porch before opening into a generous lounge and dining room, creating a bright, sociable space that's ideal for everyday living as well as entertaining. The kitchen sits just off the main living area and has been thoughtfully arranged with modern units, direct access to the downstairs WC and internal access to the garage, making day-to-day life that little bit easier.

To the rear, the garden is a real standout feature. With plenty of space to relax or entertain, it includes a summer house, swimming pool and patio area, offering a private outdoor space that's perfect for summer evenings, family

get-togethers or simply unwinding at the end of the day.

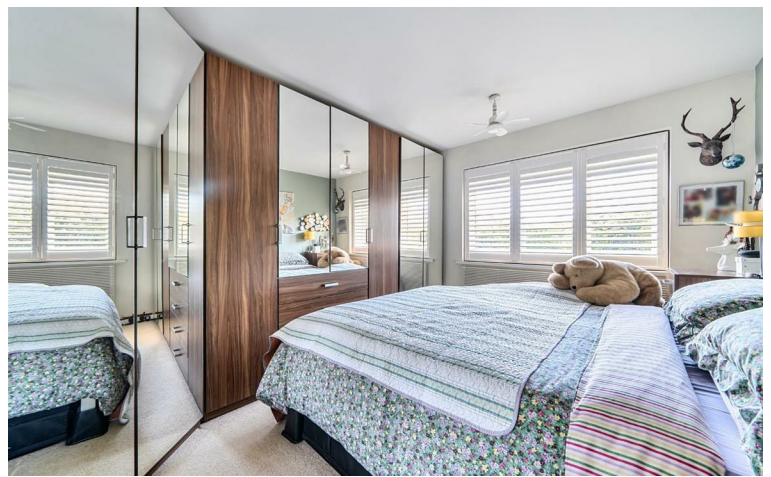
Upstairs, there are three well-proportioned double bedrooms, with two benefiting from built-in storage. The accommodation is completed by a stylish four-piece family bathroom featuring both a bath and separate shower.

Brookfield Close is a popular residential location on the outskirts of Havant, known for its quiet setting while remaining within easy reach of everything you need. Havant town centre, with its range of shops, cafés and restaurants, is just a short drive away, while excellent transport links include Havant railway station with direct services to Portsmouth and London Waterloo, together with easy access to the A3(M) and A27. Families are also well served by a selection of local schools, nearby parks and the beautiful South Downs and Hayling Island coastline, all within easy reach.

Offering generous proportions, excellent storage, a garage and a superb garden, this is a home that combines practical family living with a peaceful and well-connected location.

Call today to arrange a viewing
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PROPERTY INFORMATION

ENTRANCE PORCH

LIVING / DINING ROOM

22'10" x 20'1" (6.96 x 6.13)

KITCHEN

19'7" x 9'11" (5.98 x 3.03)

WC

GARAGE

16'6" x 7'11" (5.03 x 2.43)

SUMMER HOUSE

6'9" x 6'8" (2.07 x 2.05)

BEDROOM

13'4" x 10'2" (4.07 x 3.12)

BEDROOM

10'3" x 9'3" (3.13 x 2.84)

BEDROOM

9'9" x 9'1" (2.98 x 2.79)

BATHROOM

9'10" x 5'5" (3.00 x 1.67)

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 C

Havant Borough Council: BAND C

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

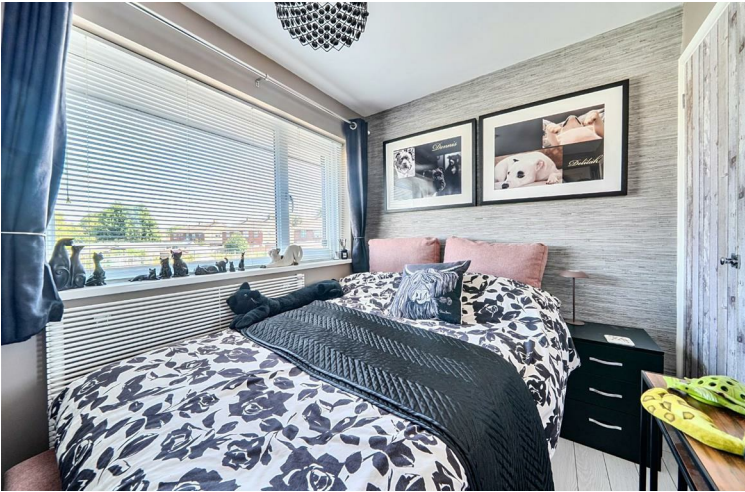
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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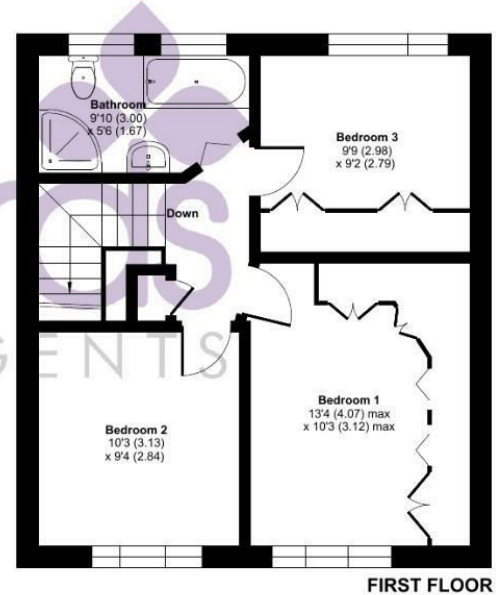
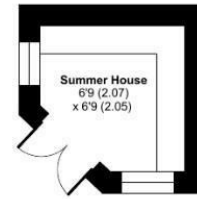
Approximate Area = 1148 sq ft / 106.6 sq m

Garage = 132 sq ft / 12.2 sq m

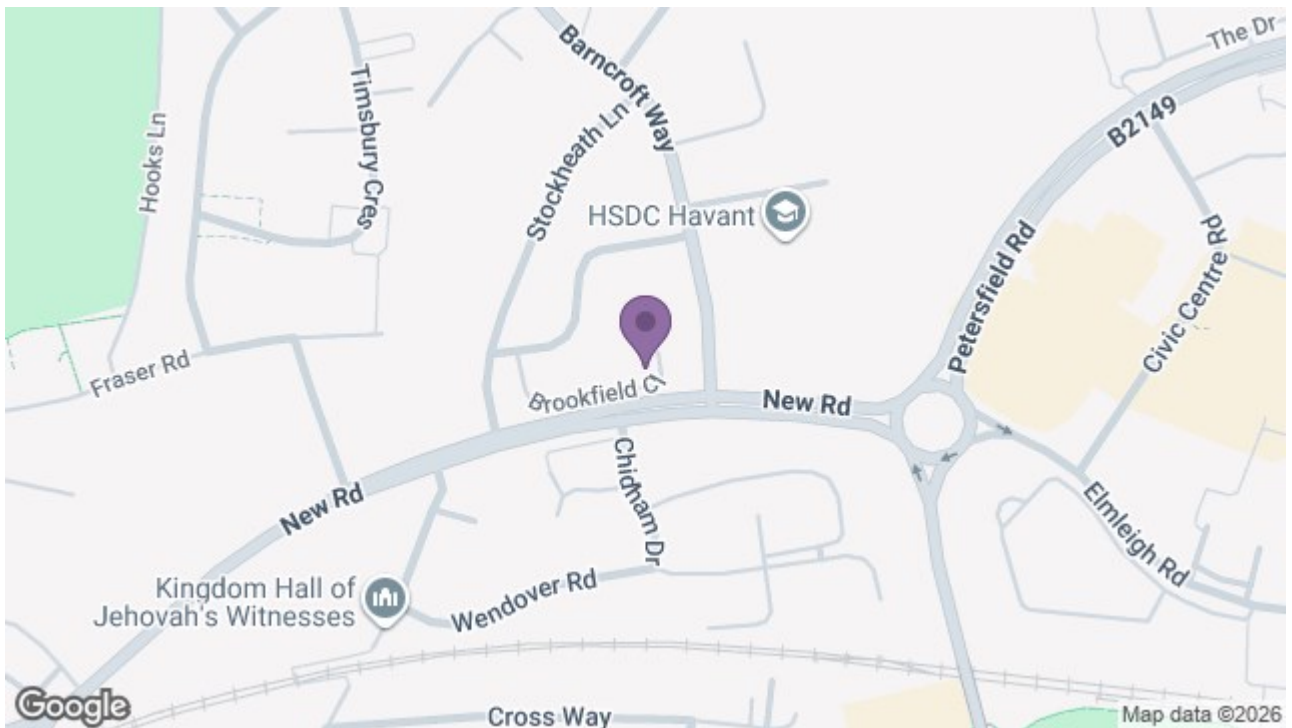
Outbuilding = 41 sq ft / 3.8 sq m

Total = 1321 sq ft / 122.6 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). © nitchecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1499112



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