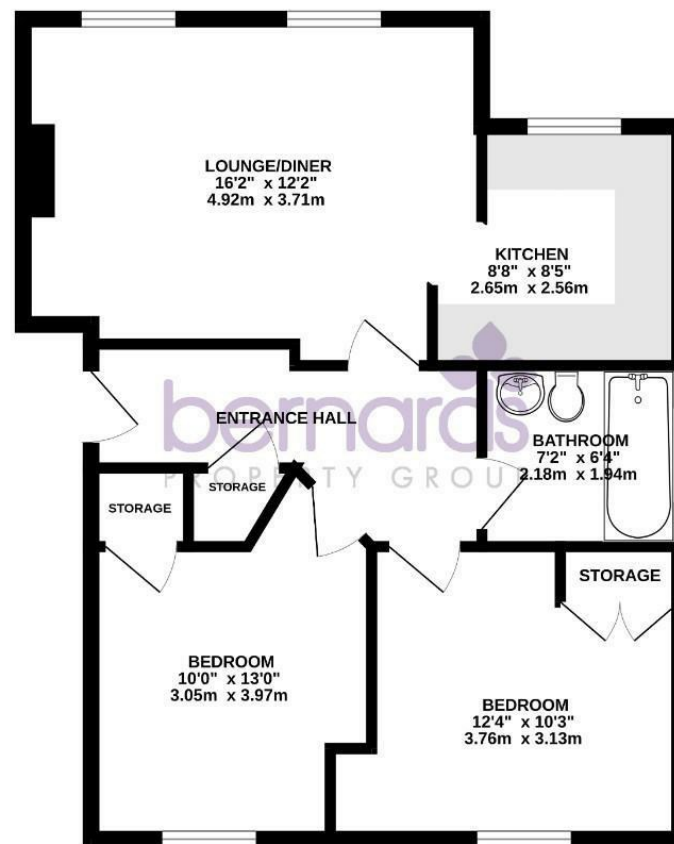
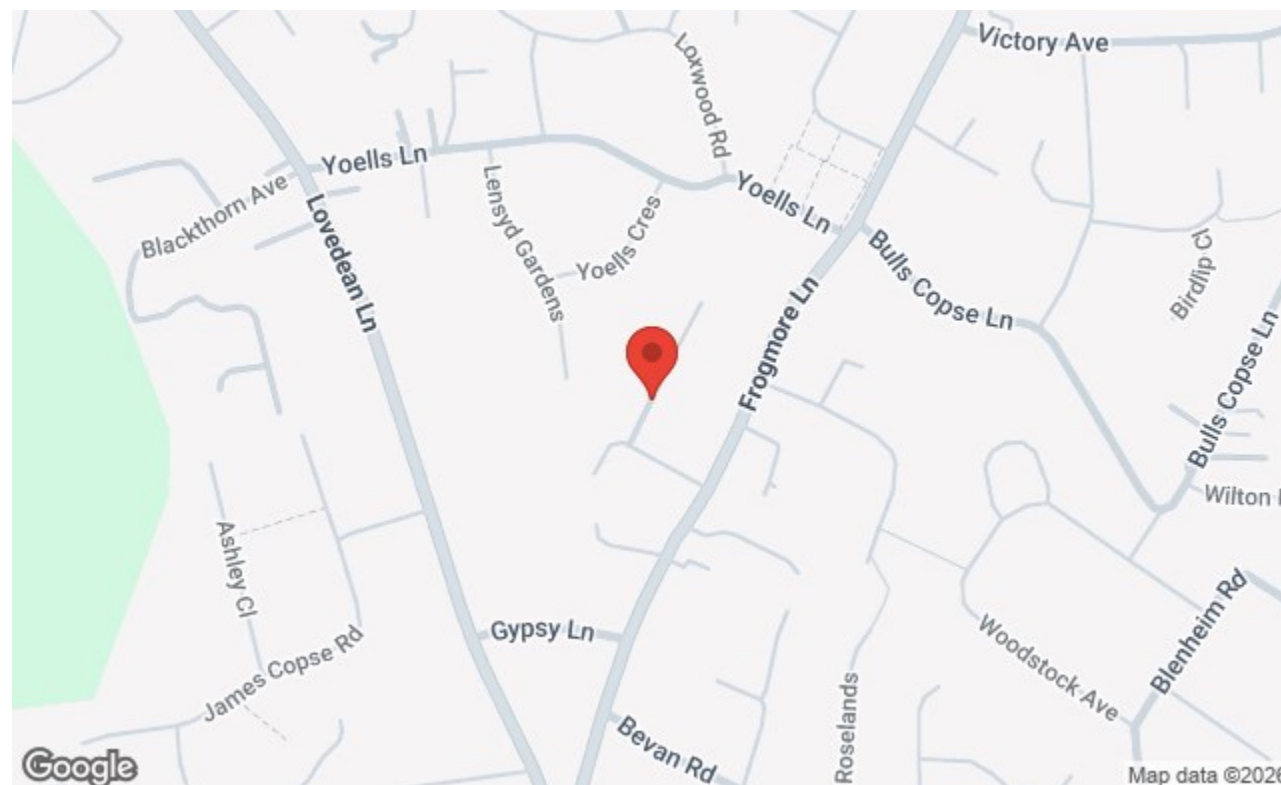


1ST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 593 sq.ft. (55.1 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.
Made with Metropix (2025)



Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
t: 02392 232 888



Offers In Excess Of £220,000

Willowside, Waterlooville PO8 9AQ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ NO ONWARD CHAIN
- ❖ TWO LARGE DOUBLE BEDROOMS
- ❖ TOP FLOOR
- ❖ LOUNGE/DINER
- ❖ FITTED WARDROBES
- ❖ PRIVATE ROAD
- ❖ PRIVATE GARDEN
- ❖ ALLOCATED PARKING
- ❖ OUTDOOR STORAGE SHED
- ❖ LOW COST MAINTENANCE CHARGES

Welcome to this charming top floor flat located in the desirable area Lovedean, situated in a quiet private cul-de-sac. Built in 2008, this purpose-built property offers a modern living experience with the added benefit of no onward chain, making it an ideal choice for first-time buyers or those looking to downsize.

The flat features a spacious lounge/diner, perfect for relaxing or entertaining guests. The well-appointed kitchen provides a functional space for culinary pursuits. With two comfortable bedrooms, this home is well-suited for small families, couples, or individuals seeking extra space.

One of the standout features of this property is the private garden, offering a delightful outdoor space to enjoy fresh air and sunshine. Additionally, the flat comes with allocated parking for one vehicle, ensuring convenience for your own.

residents alongside three extra visitors parking bays making it easy for guests to park. There is also an outdoor storage shed, providing extra space for your belongings. Storage is also provided throughout the property including two fitted wardrobes and a large partially boarded loft space.

This property is not only practical but also benefits from its location in Waterlooville, which boasts a range of local amenities, schools, and transport links. Whether you are looking to enjoy the tranquillity of suburban living or the vibrancy of nearby city life, this flat offers the perfect balance.

In summary, this two-bedroom top floor flat in Willowside is a wonderful opportunity for those seeking a modern, low-maintenance home with outdoor space and convenient parking. Do not miss the chance to make this delightful property your own.

Call today to arrange a viewing
02392 232 888
www.bernardsestates.co.uk



PROPERTY INFORMATION

COMMUNAL ENTRANCE
STAIRS TO FIRST FLOOR
ENTRANCE HALL

LOUNGE/DINER
16'1" x 12'2" (4.92 x 3.71)

KITCHEN
8'8" x 8'4" (2.65 x 2.56)

BEDROOM 1
12'4" x 10'3" (3.76 x 3.13)

BEDROOM 2
10'0" x 13'0" (3.05 x 3.97)

BATHROOM
7'1" x 6'4" (2.18 x 1.94)

PRIVATE GARDEN
ALLOCATED PARKING

OUTDOOR STORAGE
SHED

COUNCIL TAX BAND
The local authority is Havant
borough council. BAND : B
YEARLY £1721

MORTGAGE SERVICE
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 then we
can certainly help.

OFFER CHECK
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 your
financial/Mortgage situation.

REMOVALS
Also here at Bernard's we like
to offer our clients the
complete service. In doing so
we have taken the time to

source a reputable removal
company to ensure that your
worldly belongings are moved
safely. Please ask in office for
further details and quotes.

SOLICITORS
Bernards appreciate that
picking a trustworthy solicitor
can be difficult, so we have
teamed up with a select few
local solicitors to ensure your
sale is dealt with in a
professional and timely
manner.

Please ask a member of staff
for further details!

LEASE INFORMATION
Management Company :
Lease Length : Circa 106
years
Ground Rent : £256.75 per
annum
Estate Charge : £257.36 per
annum
Maintenance : £728.39 per
annum

Please note Bernard's Estate
agents have not checked or
verified the leases, the
information provided is what
we have been provided with
from the sellers. Your solicitor
will check all of the above
during the conveyancing
process.



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



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