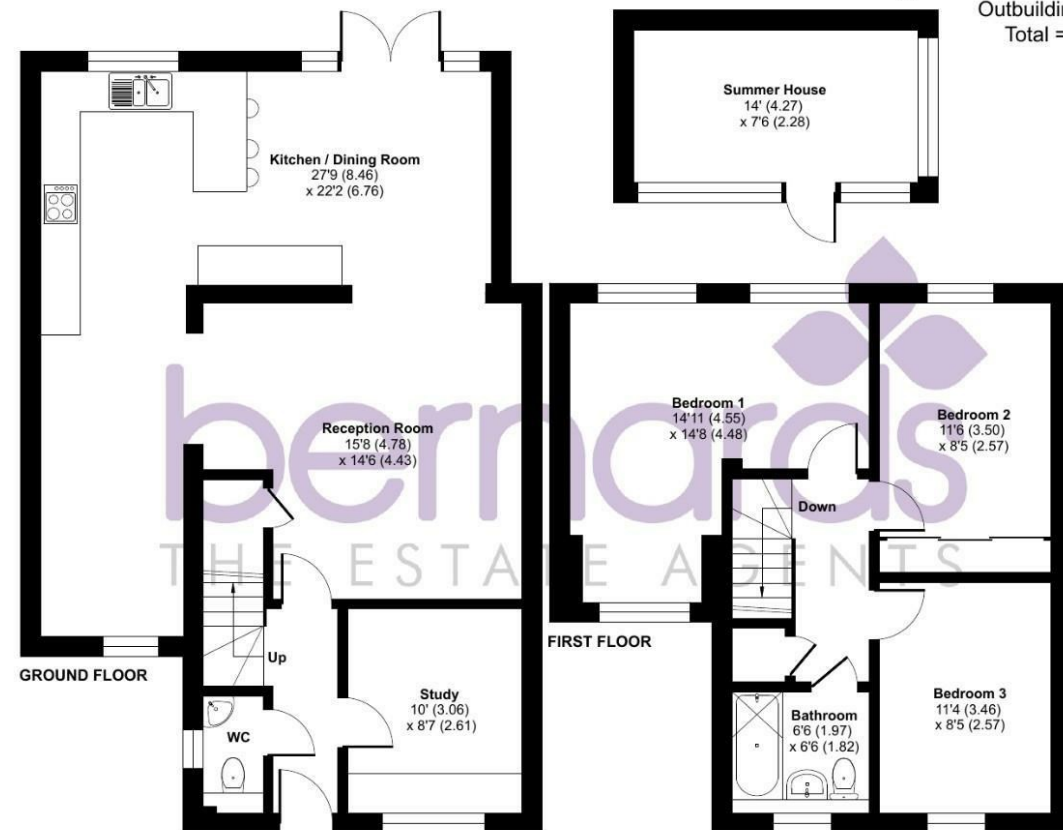


## Fern Drive, Havant, PO9

Approximate Area = 1288 sq ft / 119.6 sq m  
Outbuilding = 105 sq ft / 9.7 sq m  
Total = 1393 sq ft / 129.3 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). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1432183



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



Offers In Excess Of £400,000

Fern Drive, Havant PO9 2YH

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THE ESTATE AGENTS



## HIGHLIGHTS

- SEMI-DETACHED
- PARKING FOR THREE CARS
- THREE DOUBLE BEDROOMS
- UTILITY/STUDY
- OPEN PLAN KITCHEN/DINER
- PLAY ROOM
- MODERN THROUGHOUT
- SUMMER HOUSE
- WEST FACING GARDEN
- CALL NOW TO VIEW!

Nestled in the desirable location of Fern Drive, Havant, this charming semi-detached home offers a perfect blend of modern living and comfort. Spanning an impressive 1,288 square feet, this property has been thoughtfully updated by the current owners, who have re-done all flooring, installed a new kitchen, bathroom and utility room as well as redecorated throughout, ensuring a fresh and inviting atmosphere.

Upon entering, you are greeted by a convenient downstairs W.C. to your left, while a versatile utility room or study is situated to your right. The heart of the home is the spacious open-plan lounge, which seamlessly connects to the dining room and leads into a well-designed C-shaped kitchen. This layout is ideal for both entertaining and family life, with an additional area currently utilised as a playroom, providing ample space for relaxation and enjoyment.

The west-facing garden is a delightful feature, designed for low maintenance, allowing you to spend more time enjoying the outdoors. It boasts a charming summer house, perfect for unwinding or transforming into a gym or home bar, catering to your leisure needs.

Upstairs, you will find three generously sized double bedrooms. The first bedroom is uniquely L-shaped, offering a lovely nook for a dressing table, while the second bedroom comes complete with fitted wardrobes, providing practical storage solutions. Completing the upper floor is a well-appointed three-piece family bathroom.

With parking available for up to three vehicles, this property is not only a wonderful family home but also a practical choice for modern living. This delightful residence is ready to welcome its new owners, offering a perfect opportunity to create lasting memories in a lovely community.

Call today to arrange a viewing

02392 482147

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

## ENTRANCE HALLWAY

## W.C

## STUDY/UTILITY ROOM

## LOUNGE

15'8" x 14'6" (4.78 x 4.43)

## KITCHEN/DINING ROOM

27'9" x 22'2" (8.46 x 6.76)

## BEDROOM ONE

14'11" x 14'8" (4.55 x 4.48)

## BEDROOM TWO

11'5" x 8'5" (3.50 x 2.57)

## BEDROOM THREE

11'4" x 8'5" (3.46 x 2.57)

## BATHROOM

6'5" x 5'11" (1.97 x 1.82)

## SUMMER HOUSE

14'0" x 7'5" (4.27 x 2.28)

## ANTI MONEY LAUNDERING HAVANT

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

## HAVANT COUNCIL TAX BAND

Havant Borough Council: BAND D

## 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!

## 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.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 86        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 70      |           |
| (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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