

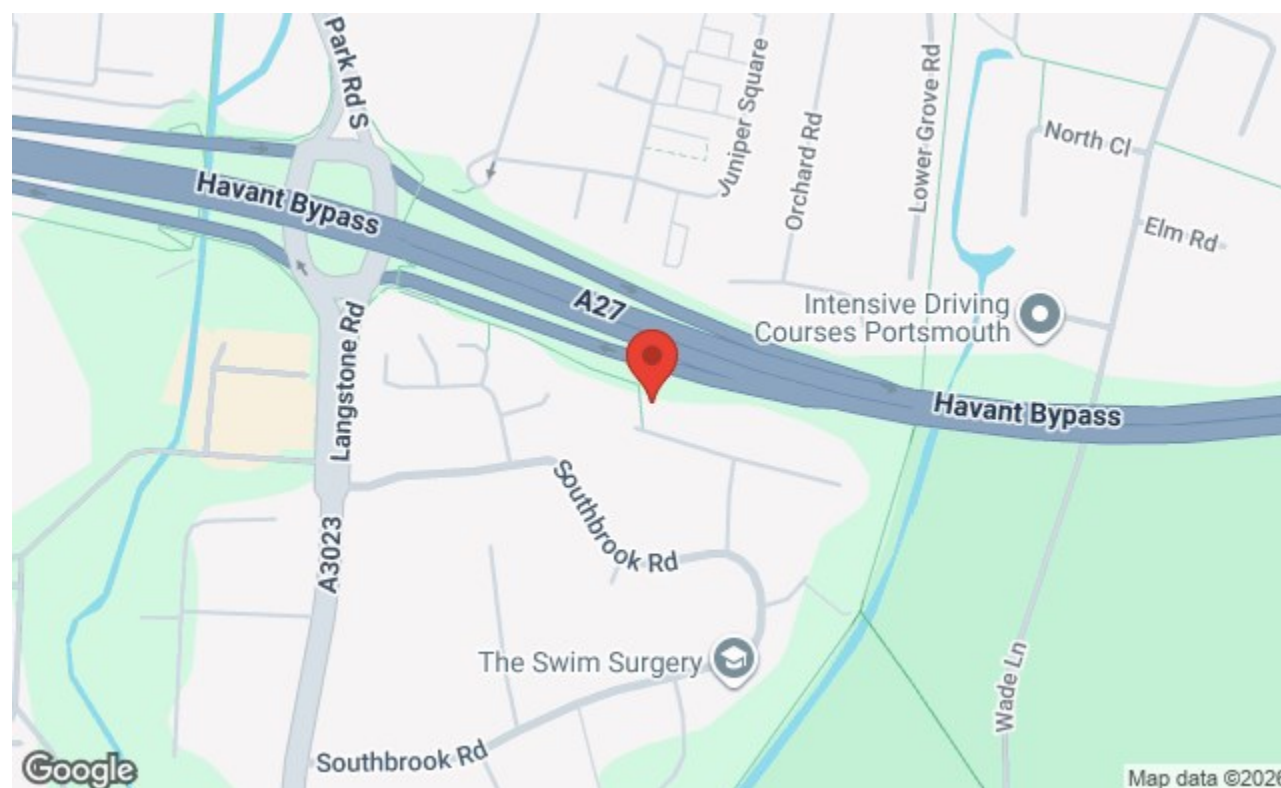


Hamilton Close, Havant, PO9

Approximate Area = 1951 sq ft / 181.2 sq m
Garage = 296 sq ft / 27.4 sq m
Total = 2247 sq ft / 208.6 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). © richcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1512823



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



Offers In Excess Of £750,000

Hamilton Close, Havant PO9 1RP

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ DETACHED
- ❖ FOUR BEDROOM
- ❖ LIVING ROOM
- ❖ KITCHEN/DINING ROOM
- ❖ UTILITY
- ❖ WALK IN WARDROBE
- ❖ EN SUITE
- ❖ GARAGE
- ❖ OFF ROAD PARKING
- ❖ A MUST VIEW

A substantial and well-presented four-bedroom detached family home situated in the popular area of Langstone, Havant, offering generous and versatile accommodation arranged over two floors. The property provides excellent space for modern family living, with a welcoming entrance hall leading into a spacious living room, ideal for relaxing and entertaining. The heart of the home is the impressive kitchen/dining room, offering plenty of space for family meals, entertaining and day-to-day living, with the added benefit of a separate utility room and convenient downstairs WC.

To the first floor, there are four well-proportioned bedrooms, providing excellent flexibility for a growing family, guests or those looking to create a home office. The principal bedroom benefits from its own en-suite shower room and a useful walk-in wardrobe, while the remaining bedrooms are served by a family bathroom.

Outside, the property benefits from a generous driveway providing ample off-road parking, making it ideal for multiple vehicles, together with a large integral garage offering further parking, storage or workshop potential. The overall accommodation is spacious, practical and well suited to family life, with excellent proportions throughout.

Ideally positioned within Langstone, the property offers a fantastic opportunity for buyers looking for a substantial detached home in a desirable residential setting, combining generous living accommodation, four good-sized bedrooms, excellent parking and useful additional space. An ideal family home that should be viewed internally to fully appreciate the size, layout and versatility on offer.

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



PROPERTY INFORMATION

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 E

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 OF PROPERTY

Freehold

LIVING ROOM

18'11" x 13'9" (5.78 x 4.21)

KITCHEN/DINING ROOM

33'7" x 13'1" (10.25 x 4.01)

UTILITY

9'1" x 7'8" (2.78 x 2.35)

GARAGE

17'6" x 16'5" (5.35 x 5.02)

BEDROOM ONE

20'6" x 13'0" (6.25 x 3.97)

BEDROOM TWO

14'11" x 13'2" (4.57 x 4.02)

BEDROOM THREE

11'10" x 11'0" (3.62 x 3.37)

BEDROOM FOUR

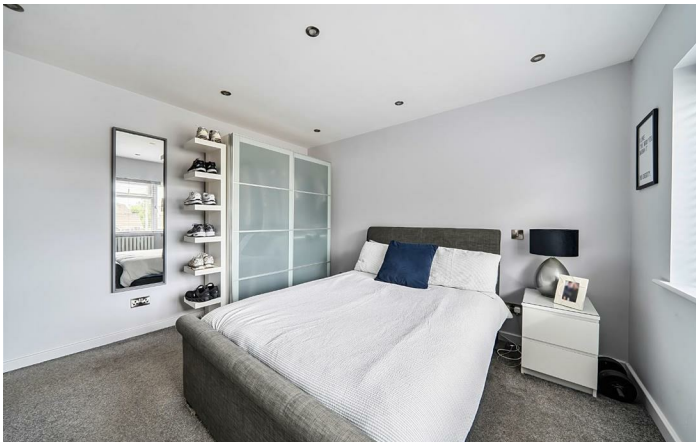
9'1" x 8'11" (2.77 x 2.72)

WALK IN WARDROBE

12'1" x 9'8" (3.70 x 2.95)

EN SUITE

9'7" x 7'9" (2.94 x 2.38)



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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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