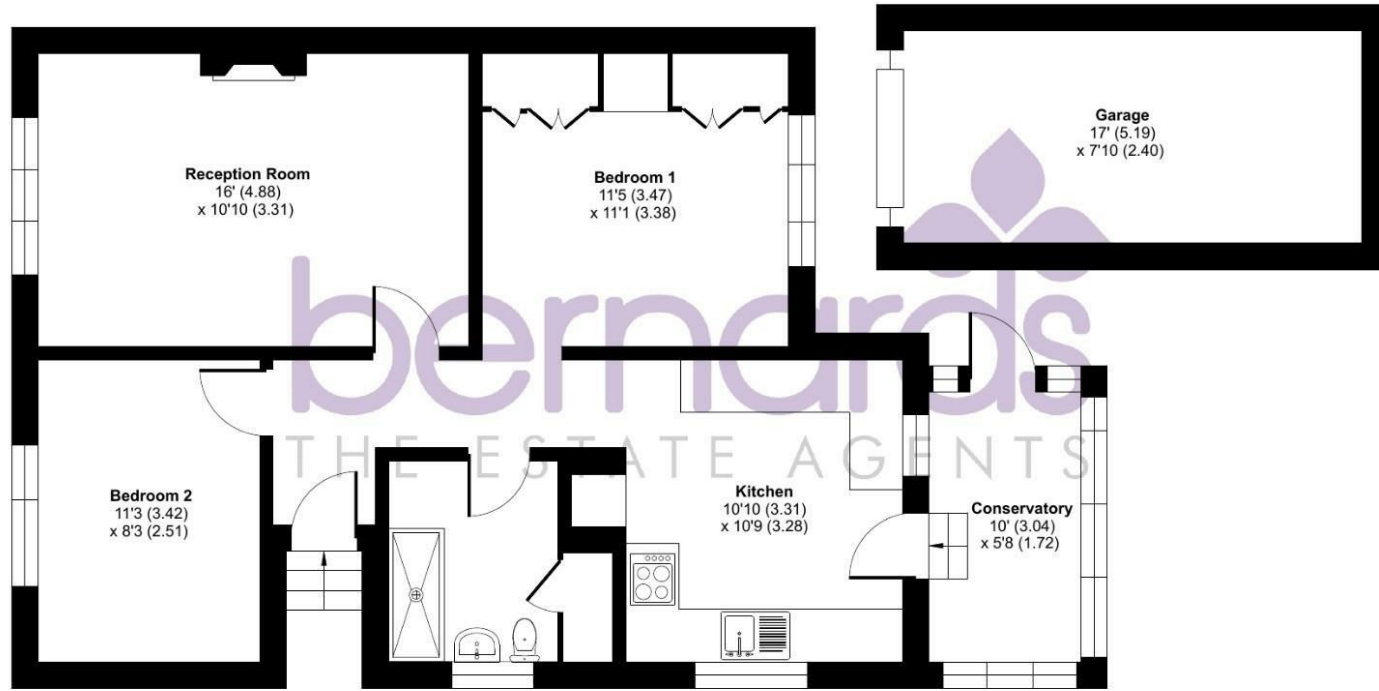




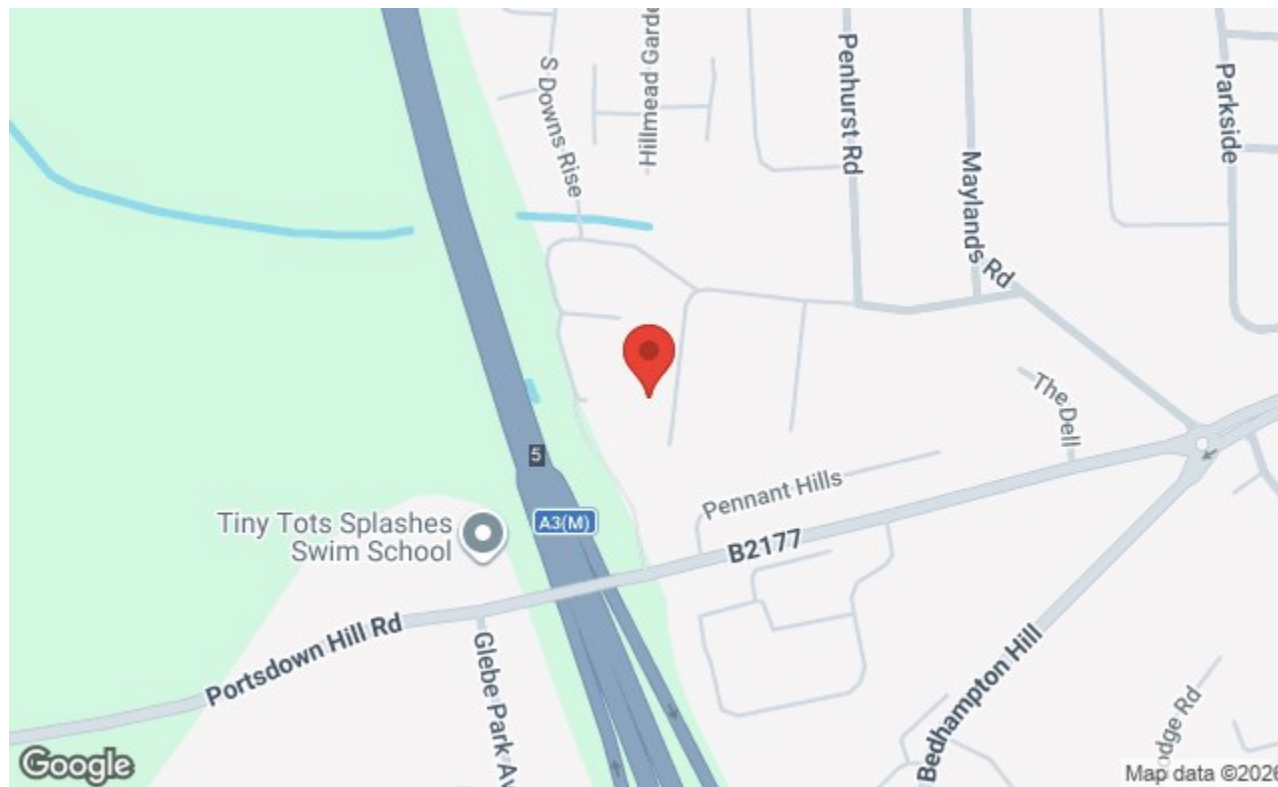
## Brooklands Road, Havant, PO9

Approximate Area = 719 sq ft / 66.7 sq m  
Garage = 134 sq ft / 12.4 sq m  
Total = 853 sq ft / 79.1 sq m  
For identification only - Not to scale



GROUND FLOOR

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: 1432427



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



# Offers In Excess Of £300,000

## Brooklands Road, Havant PO9 3NT



## HIGHLIGHTS

- SEMI-DETACHED
- TWO BEDROOMS
- POTENTIAL FOR DRIVEWAY
- GARAGE
- WEST FACING GARDEN
- CONSERVATORY
- ROOM TO MODERNISE
- GREAT LOCATION
- CUL DE SAC
- CALL NOW TO VIEW

Nestled on the charming Brooklands Road in Havant, this delightful semi-detached bungalow offers a perfect blend of comfort and potential. Built in 1960, the property spans an inviting 635 square feet, making it an ideal choice for those seeking a manageable yet spacious home.

Upon entering, you are greeted by a large, mature front garden that not only enhances the property's curb appeal but also presents the exciting possibility of being transformed into a driveway. The layout is both practical and welcoming; to the left, you will find the second bedroom, which is perfect for guests or as a study. Straight ahead lies a generously sized lounge, providing a lovely space for relaxation and entertaining.

Moving through the bungalow, you will discover the main bedroom, which offers a peaceful retreat, alongside a well-appointed shower room.

The kitchen is a highlight, boasting ample cupboard space for all your culinary needs. Adjacent to the kitchen, a small conservatory invites natural light and offers a charming spot to enjoy your morning coffee while overlooking the garden.

The outdoor space is equally impressive, featuring a good-sized garden adorned with a variety of plants, creating a tranquil oasis. Additionally, there is side access leading to a garage, providing convenient storage or parking options.

This semi-detached bungalow is a wonderful opportunity for those looking to settle in a friendly neighbourhood, with the potential to personalise and enhance the property to suit your lifestyle. Don't miss the chance to make this lovely home your own.

### Call today to arrange a viewing

## 02392 482147

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



# PROPERTY INFORMATION

## ENTRANCE HALL

## LOUNGE

16'0" x 10'10" (4.88 x 3.31)

## KITCHEN

10'10" x 10'9" (3.31 x 3.28)

## CONSERVATORY

9'11" x 5'7" (3.04 x 1.72)

## BATHROOM

## BEDROOM ONE

11'4" x 11'1" (3.47 x 3.38)

## BEDROOM TWO

11'2" x 8'2" (3.42 x 2.51)

## GARAGE

17'0" x 7'10" (5.19 x 2.40)

## 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 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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