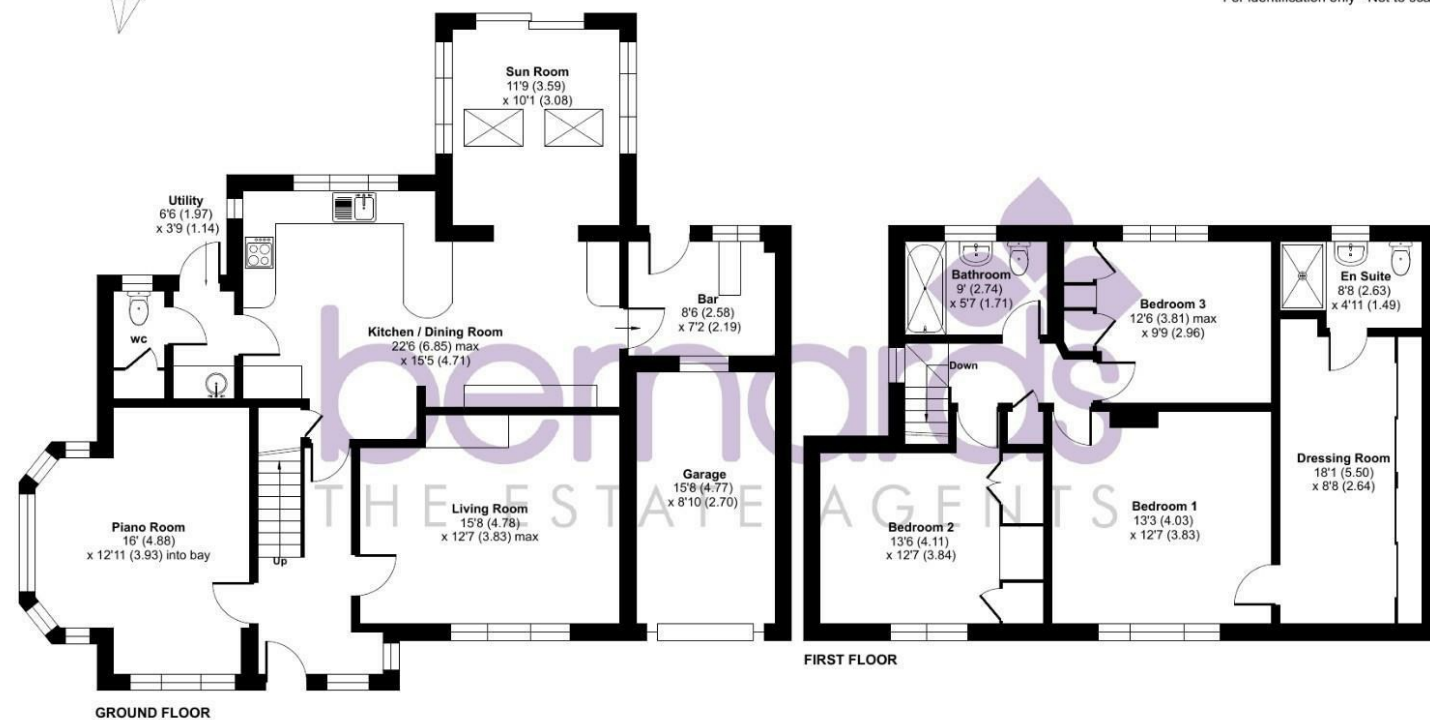


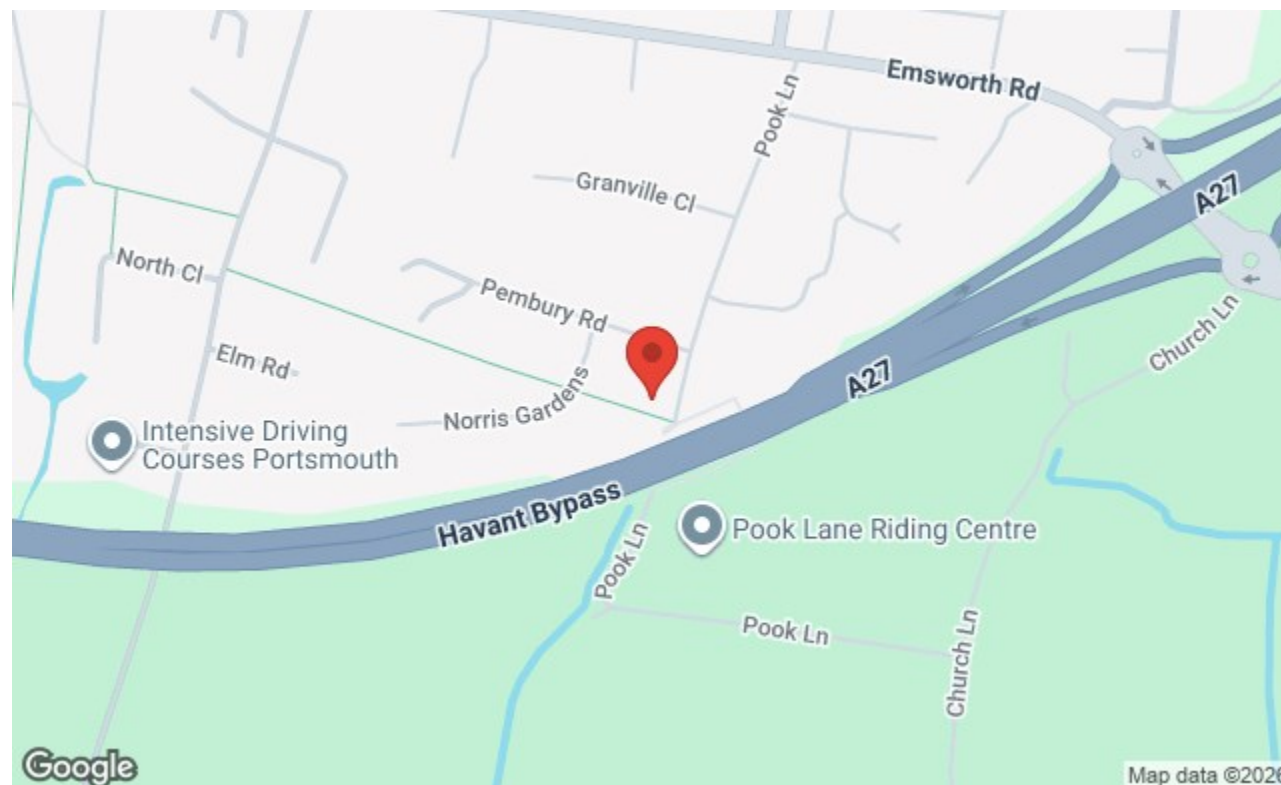


Pook Lane, Havant, PO9

Approximate Area = 1774 sq ft / 164.8 sq m
Garage = 127 sq ft / 11.7 sq m
Total = 1901 sq ft / 176.5 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: 1421514



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



Price Guide £675,000

Pook Lane, Havant PO9 2TH

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ DETACHED HOME
- ❖ THREE DOUBLE BEDROOMS
- ❖ DRESSING ROOM+EN-SUITE
- ❖ KITCHEN/DINER
- ❖ THREE RECEPTION ROOMS
- ❖ PARKING FOR 5 CARS
- ❖ INTEGRAL GARAGE
- ❖ GREAT SIZE FAMILY HOME
- ❖ BEAUTIFUL GARDEN
- ❖ CALL NOW TO VIEW!

Nestled in the charming area of Pook Lane, Havant, this delightful house offers a perfect blend of comfort and style. Upon entering, you are greeted by a lovely entrance hallway that sets the tone for the rest of the home. To the left, the first reception room, currently utilised as a music room, is bathed in natural light from a beautiful bay window, creating an inviting atmosphere. To the right, the living room serves as a snug retreat, ideal for relaxation.

As you continue down the hallway, you will discover the open kitchen diner, a fantastic space featuring a C-shaped kitchen that provides ample work surface and a convenient breakfast bar. This area seamlessly connects to a bar that doubles as a study room or office, perfect for those who work from home. Adjacent to the kitchen, the sun room offers a lovely relaxation area with views of the garden, making it a perfect spot to unwind.

The ground floor is completed by a utility room and a downstairs W.C., adding to the practicality of the home. The garden is a true highlight, west-facing and designed as a sun trap, it is laid to lawn and ideal for family activities. Additionally, there is an extra garden space to the side of the property, enhancing the outdoor experience.

Moving upstairs, the master bedroom is a spacious retreat, featuring access to an impressive 18ft long dressing room with fitted wardrobes and an en-suite bathroom. The second and third bedrooms are both generous doubles, providing ample space for family or guests. Completing the upper floor is a well-appointed family bathroom.

With parking for up to six vehicles, this property is not only a beautiful family home but also offers convenience and practicality in a desirable location.

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



PROPERTY INFORMATION

ENTRANCE HALLWAY

LIVING ROOM
15'8" x 12'6" (4.78 x 3.83)

PIANO ROOM
16'0" x 12'10" (4.88 x 3.93)

KITCHEN/DINING ROOM
22'5" x 15'5" (6.85 x 4.71)

SUN ROOM
11'9" x 10'1" (3.59 x 3.08)

BAR
8'5" x 7'2" (2.58 x 2.19)

UTILITY ROOM
6'5" x 3'8" (1.97 x 1.14)

W.C

BEDROOM ONE
13'2" x 12'6" (4.03 x 3.83)

DRESSING ROOM
18'0" x 8'7" (5.50 x 2.64)

EN-SUITE
8'7" x 4'10" (2.63 x 1.49)

BEDROOM TWO
13'5" x 12'7" (4.11 x 3.84)

BEDROOM THREE
12'9" x 9'8" (3.91 x 2.96)

BATHROOM
8'11" x 5'7" (2.74 x 1.71)

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!

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.



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	72	79
England & Wales		



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