

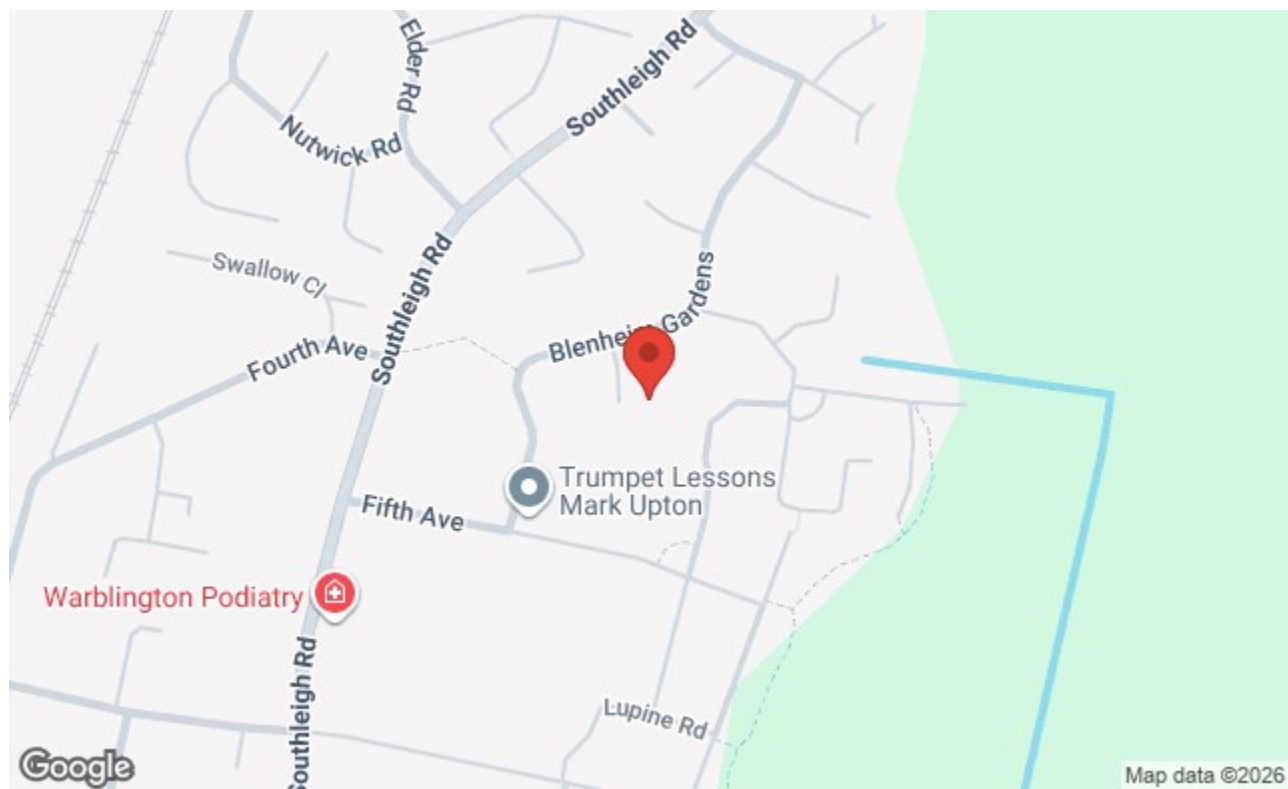
Approximate Area = 1463 sq ft / 135.9 sq m
 Garage = 137 sq ft / 12.7 sq m
 Total = 1600 sq ft / 148.6 sq m
 For identification only - Not to scale

Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Taylor Hill & Bond. REF: 1261041



Price Guide £485,000

Blenheim Gardens, Havant PO9 2PN



HIGHLIGHTS

- ❖ DETACHED
- ❖ FOUR BEDROOMS
- ❖ DRIVEWAY FOR THREE CARS
- ❖ GARAGE
- ❖ KITCHEN/DINER
- ❖ CHAIN FREE
- ❖ TWO BATHROOMS
- ❖ LOW MAINTENANCE GARDENS
- ❖ GREAT FAMILY HOME
- ❖ CUL-DE-SAC LOCATION

Nestled in the tranquil cul-de-sac of Blenheim Gardens, Havant, this stunning detached house offers a perfect blend of comfort and modern living. With ample parking for up to four vehicles, including an integral garage, this property is ideal for families or those who appreciate convenience.

Upon entering, you are greeted by a wide hallway that sets the tone for the spacious layout of the home. To the right, the generous lounge invites relaxation and social gatherings, seamlessly flowing into the open-plan kitchen diner. This contemporary space features a stylish island, perfect for casual dining or entertaining. The kitchen is complemented by a utility room, which boasts a skylight that fills the area with natural light and provides direct access to the garden.

The outdoor space is easily accessible from both

the kitchen and utility room, making it perfect for summer barbecues, the garden is low maintenance making it ideal for busy family's. Completing the ground floor is a convenient shower room, adding to the practicality of the home.

As you ascend the staircase, you will notice the elegant glass panels that enhance the aesthetic appeal. The first floor comprises four well-proportioned bedrooms, three of which are good doubles, while the fourth is larger than the average fourth bedroom, providing flexibility for family needs or guest accommodation. The family bathroom on this level is well-appointed, ensuring comfort for all.

This beautiful home in a peaceful setting is not to be missed. It offers a wonderful opportunity for those seeking a spacious and modern residence in Havant.

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



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PROPERTY INFORMATION

ENTRANCE HALLWAY

SITTING ROOM

16'0" x 13'7" (4.89 x 4.16)

KITCHEN/DINER

20'2" x 11'11" (6.17 x 3.64)

UTILITY ROOM

9'9" x 8'1" (2.99 x 2.48)

DOWNSTAIRS SHOWER ROOM

BEDROOM ONE

16'0" x 13'8" (4.88 x 4.17)

BEDROOM TWO

16'1" x 8'2" (4.92 x 2.51)

BEDROOM THREE

11'10" x 10'11" (3.63 x 3.33)

BEDROOM FOUR

9'0" x 8'7" (2.75 x 2.63)

BATHROOM

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 £1,967.57

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!

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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 (92-100) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
Not energy efficient - higher running costs (1-20) G	
36	

EU Directive 2002/91/EC
England & Wales

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