



Price Guide £255,000

Sunwood Road, Havant PO9 4DJ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ END OF TERRACE
- ❖ TWO DOUBLE BEDROOMS
- ❖ LOUNGE
- ❖ KITCHEN/DINER
- ❖ DOWNSTAIRS W.C
- ❖ DOUBLE DRIVEWAY
- ❖ GARDEN LAID TO LAWN
- ❖ NO WORK NEEDED
- ❖ GREAT FIRST TIME BUYER HOUSE
- ❖ CALL NOW TO VIEW

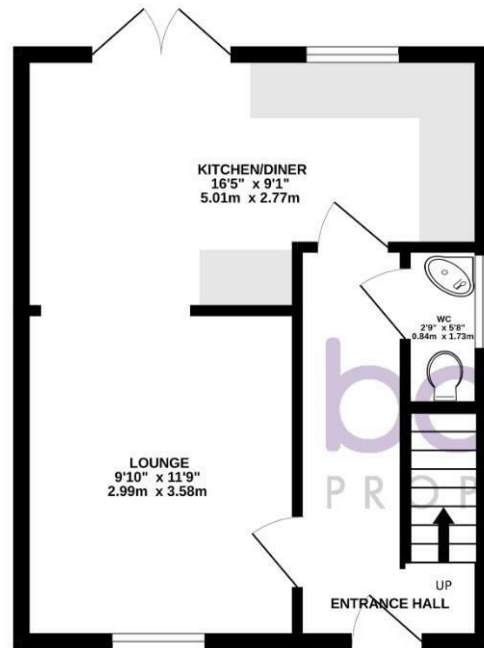
Nestled on Sunwood Road in the charming town of Havant, this delightful end-of-terrace house offers a perfect blend of comfort and modern living. Upon entering, you are greeted by a spacious hallway that sets the tone for the rest of the home. To the left, the lounge welcomes you with an abundance of natural light, creating a warm and inviting atmosphere.

Flowing seamlessly from the lounge, the open-plan kitchen/diner is a highlight of the property. This modern kitchen boasts ample cupboard space, making it ideal for culinary enthusiasts and families alike. The kitchen also features doors that lead out to a lovely patio area, which is perfect for outdoor dining or simply enjoying the fresh air in the laid-to-lawn garden.

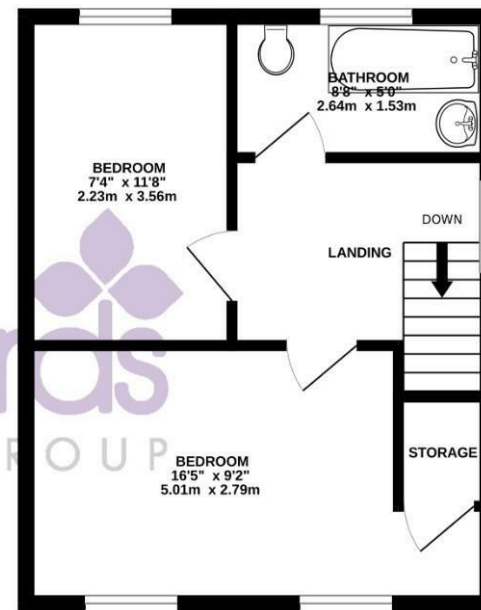
The ground floor is thoughtfully designed with a convenient downstairs W.C., enhancing the practicality of the home. Moving upstairs, you will find two generously sized double bedrooms, providing plenty of space for relaxation and rest. The family bathroom is well-appointed, catering to the needs of the household.

This property is not only a wonderful home but also a fantastic opportunity for those looking to settle in a vibrant community. With its modern amenities and inviting spaces, this end-of-terrace house on Sunwood Road is sure to appeal to a variety of buyers or renters seeking a comfortable and stylish living environment.

GROUND FLOOR
343 sq.ft. (31.9 sq.m.) approx.

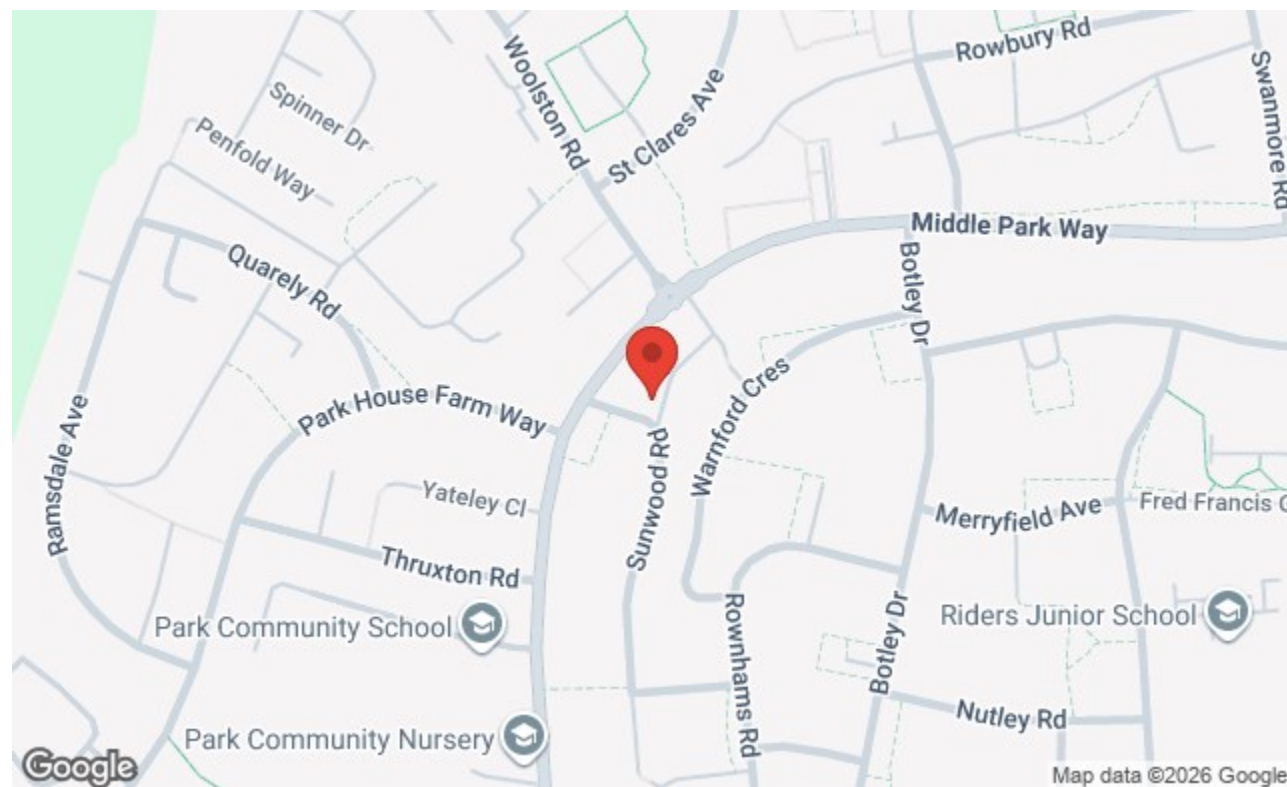


1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA: 686 sq.ft. (63.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
t: 02392 482147



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



PROPERTY INFORMATION

ENTRANCE HALLWAY

LOUNGE
11'8" x 9'9" (3.58 x 2.99)

KITCHEN/DINER
16'5" x 9'1" (5.01 x 2.77)

W/C
5'8" x 2'9" (1.73 x 0.84)

BEDROOM ONE
16'5" x 9'1" (5.01 x 2.79)

BEDROOM TWO
11'8" x 7'3" (3.56 x 2.23)

BATHROOM
8'7" x 5'0" (2.64 x 1.53)

HAVANT COUNCIL TAX BAND
Havant Borough Council:
BAND B

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

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		90
(81-91) B		
(69-80) C		74
(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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