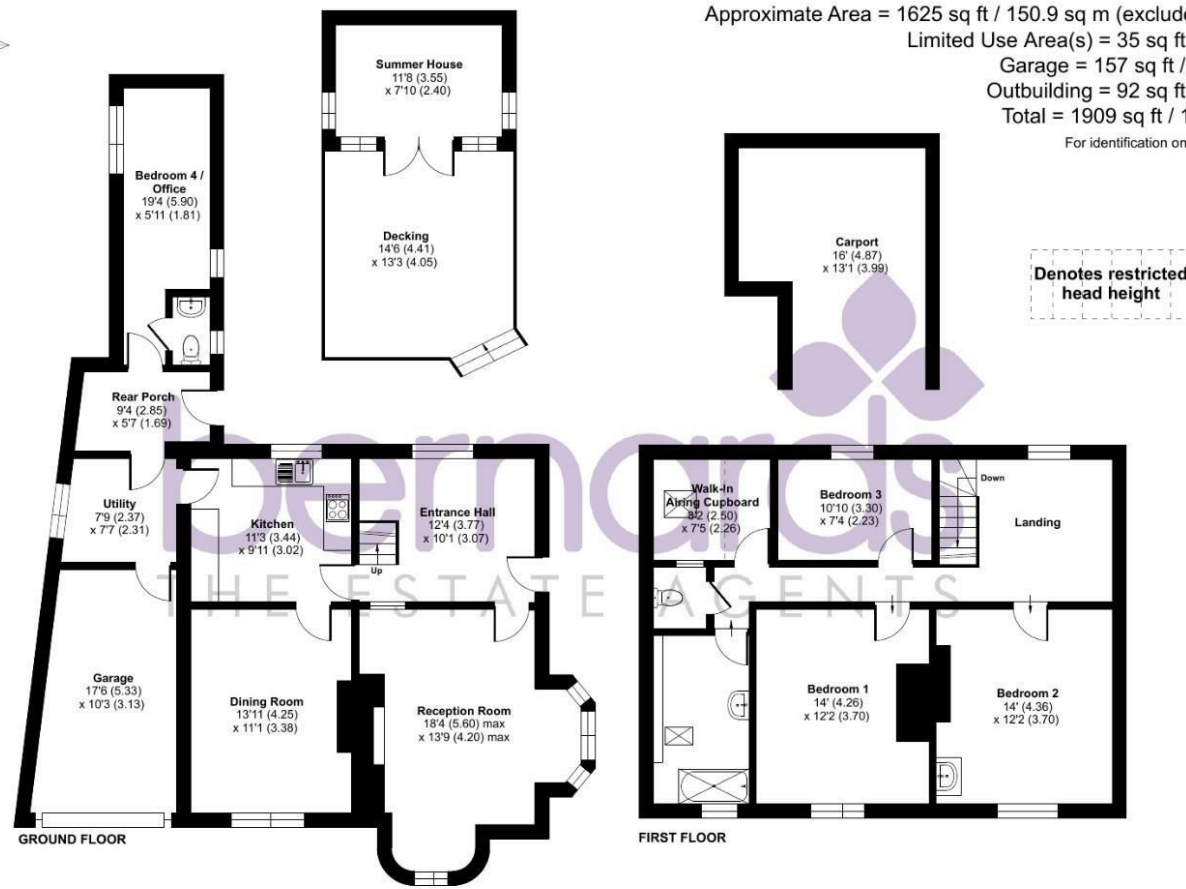




### Southleigh Road, Havant, PO9

Approximate Area = 1625 sq ft / 150.9 sq m (excludes carport)  
Limited Use Area(s) = 35 sq ft / 3.2 sq m  
Garage = 157 sq ft / 14.5 sq m  
Outbuilding = 92 sq ft / 8.5 sq m  
Total = 1909 sq ft / 177.1 sq m  
For identification only - Not to scale

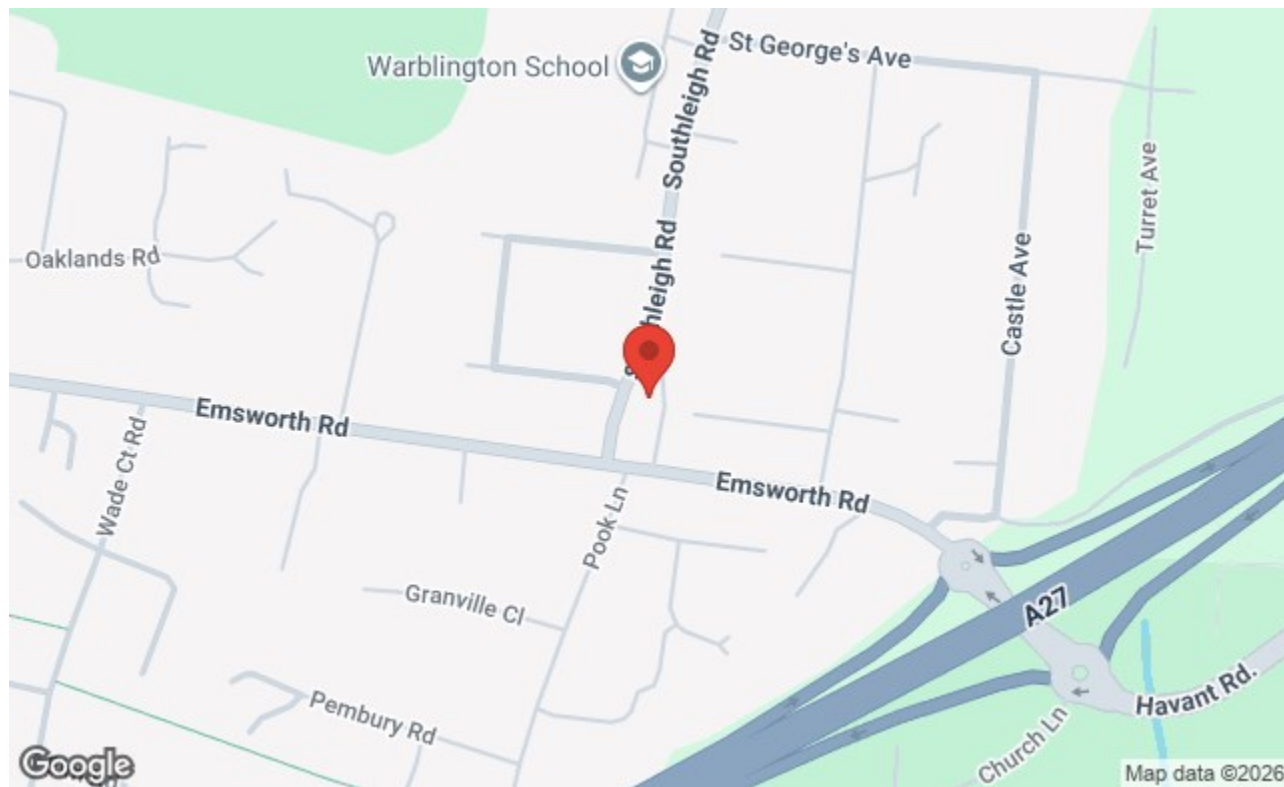


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1421223



## Offers In Excess Of £600,000

### Southleigh Road, Havant PO9 2RS



## HIGHLIGHTS

- Georgian home
- Comprised over 1625 Sq ft
- Built in 1750s
- Four bedrooms
- Two reception rooms
- Car port / boat store
- Summer house
- Large plot
- Period features throughout
- Unique property

Nestled on Southleigh Road in Havant, this remarkable Georgian home, known as Warblington Cottage, dates back to the 1750s and is steeped in rich history and character. Set on a generous plot, the property is accessed through a gated side entrance, leading to a large front garden that features a boat store/car port, providing ample space for outdoor activities.

Upon entering the home, you are greeted by a spacious entrance hallway that sets the tone for the rest of the property. The lounge boasts original features and dual aspect bay windows, creating a warm and inviting atmosphere. The well-appointed kitchen seamlessly connects to the dining room, making it ideal for entertaining. A utility room offers practical access to the garage, while an internal porch leads to a versatile study that can also serve as a guest room, complete with its own W.C.

The first floor reveals a beautifully designed landing space, leading to three bedrooms, two of which are generous doubles, alongside a single bedroom. Completing this level is a walk-in airing-cupboard, a

separate toilet and a spacious bathroom, ensuring convenience for family living.

The garden wraps around the property, providing a tranquil retreat with a delightful mix of shingle, flower beds, and lawn areas. A charming summer house with its own decking area offers the perfect spot for relaxation or outdoor gatherings.

Warblington Cottage is not just a home; it is a piece of history. Once part of the Warblington Estate, it has connections to notable figures such as King Harold and King Henry VIII. The remnants of Warblington Castle, built by Margaret Pole, can still be seen nearby, adding to the allure of this unique property.

This exceptional home combines historical significance with modern living, making it a truly unique opportunity for those seeking a character-filled residence in a picturesque setting.

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



### Call today to arrange a viewing

## 02392 482147

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# PROPERTY INFORMATION

**ENTRANCE HALL**  
12'4" x 10'0" (3.77 x 3.07)

**RECEPTION ROOM**  
18'4" x 13'9" (5.60 x 4.20)

**DINING ROOM**  
13'11" x 11'1" (4.25 x 3.38)

**KITCHEN**  
11'3" x 9'10" (3.44 x 3.02)

**UTILITY**  
7'9" x 7'6" (2.37 x 2.31)

**REAR PORCH**  
9'4" x 5'6" (2.85 x 1.69)

**BEDROOM 4 / OFFICE**  
19'4" x 5'11" (5.90 x 1.81)

**W.C**

**BEDROOM ONE**  
13'11" x 12'1" (4.26 x 3.70)

**BEDROOM TWO**  
14'3" x 12'1" (4.36 x 3.70)

**BEDROOM THREE**  
10'9" x 7'3" (3.30 x 2.23)

**WALK-IN AIRING CUPBOARD**  
8'2" x 7'4" (2.50 x 2.26)

**BATHROOM**

**SUMMER HOUSE**  
11'7" x 7'10" (3.55 x 2.40)

**CARPORT**  
15'11" x 13'1" (4.87 x 3.99)

**GARAGE**  
17'5" x 10'3" (5.33 x 3.13)

## 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

**COUNCIL TAX BAND F**  
Havant Borough Council: BAND F

## 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.

## 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!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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		79	57
England & Wales			



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